

Design & Access Statement to support application for the first floor extension to the rear of 930 Oxford Road to provide 1no 1B 1P flat with external access.

Project Ref. 9217-24

Date – 29-07-24

1.0.0 Purpose of Application

The purpose of this application is to gain planning permission for the construction of a first floor extension to provide a 1B 1P flat

1.0.1 History

A Class MA application was recently submitted & approved to convert the ground floor shop into C3 residential flat. Ref. 231455.

The site & its surroundings

The site is the end of a row of 3 storey terrace properties off a layby road way from the Oxford Road. Most of the ground floors are in Class E commercial use apart from 940 & now 930 residential.

The upper floors of all the properties from 930 to 940 are in residential use with separate access from the front.

There is rear access from the left hand side of no 940 where the drive drops away to the rear giving access to the basement areas behind the shops.

The basement area of no 930 has in the past been extended & now incorporates 2no small C3 flats.

1.1.0 The Proposal

The proposal is to build over the basement structure to provide a 1B 1P flat of just over 37sqm. Access will be gained from an external metal staircase from the rear of the site.

The Design

The design has been carefully considered to be subservient to the main building with a low level link. The external staircase will not overlook any other private areas due to its location.

The staircase proposed will not be detrimental to light in relation to the existing basement flat.

The extension will be built in matching brickwork under a clay tiled roof as the main roof.

1.2.0 The layout

The layout is logical with no overlooking to any private garden areas.

The layout also mimics the ground floor layout to minimise noise disturbance.

1.3.0 The scale

The scale is subservient to the main building & only exists on the ground floor when viewed from the frontage.

1.4.0 Landscaping

There is limited scope for landscaping within the rear amenity area via raised & garden pots rather than planting in the ground.

1.5.0 Appearance

The appearance blends in with the character of the main building ie hipped roof construction with brick elevations.

1.6.0 Refuse Storage

Refuse storage will be provided via wheelie bins situated at the end of the plot together with the other bins from the existing rear flats. These will be taken to the road frontage by the occupiers on the relevant collection days & taken back once emptied.

1.7.0 Parking & Cycling

No on site parking is proposed. The site is located in a highly sustainable location off the Oxford Road, close to local amenities & Tilehurst train station.

Owing to the small scale development proposed & security issues at the rear of this site we are not proposing outside cycle storage. This is a 1P 1B flat & would be more suited to a fold up cycle which the occupier can take inside the flat.

1.7.1 Amenity

As this is a 1P 1B flat it is not a family unit. No formal outside amenity area is proposed.

2.0.0 Noise

The rear flat will not be subject to any road noise & there is no noisy plant close by.

The external joinery will be double glazed upvc which will provide a DB level of 34Db when shut. Trickle vents are incorporated to the frame.

4.0.0 CIL

A CIL form is enclosed

6.0.0 Affordable Housing:

We are proposing to convert the first floor to provide 1no 1 bed flat which will attract a 10% (5%) payable contribution towards affordable housing. The applicant will pay the councils reasonable legal costs in the preparation of the relevant s106 agreement.

5.0.0 Conclusions

The scheme provides a 1P 1B flat in a quiet location off the Oxford Road. Not everybody wants to live or can afford to live in the town centre. This provides an affordable opportunity to be self contained at a reasonable rent.