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Reading Borough Council –
Planning.

**Reading Borough Council Civic
Offices**, Bridge Street, Reading,
RG1 2LU

*Submitted via the Planning Portal on
09.08.24*

Ref. Design & Access Statement – 31 Greenfields Road

Dear Sirs,

INTRODUCTION

This report for Reading Borough Council is in support of the application submitted by Anelle Utepova (the Applicant) in respect of the proposed development at 31 Greenfields Road, Reading.

The scheme presented is believed to be the most appropriate solution for the Client and Greenfields Road. If any further documentation or detail is required or you have any concerns regarding the proposed development, please get in contact so clarification or additional detail can be provided.

This Planning Design and Access Statement has been prepared as part of the Planning Application. It explains design context, intent and key considerations leading to the design presented. The Access Statement below, outlines how issues of accessibility will be addressed across the scheme.

The following statement and the resultant designs proposed in this application are the result of close consultation between the Client and design team as well as adjacent neighbours.

The development is for the extension of the existing property over two stories.

The proposed design has no impact on the streetscape of Greenfields Road, the existing semi-detached house with its mansard roof is part of a run of four matching properties built at the same time. The front private garden is a mixture of well-kept lawn, soft planting and a hard surfaced driveway. No changes are proposed to the front elevation of the property

Many properties on Greenfields Road have been altered and extended including the direct neighbour nr 29 Greenfields Road who recently constructed a two-storey rear extension. The neighbour was consulted as part of the design development and is supportive of the design proposed which is intentionally complementary to their recent rear extension. The proposals are in-keeping with the unified language of the streetscape, no changes are proposed to the form and colour palette of the existing structures.

KEY STRATEGIC ISSUES and DOCUMENTARY SOURCES

In writing this report the following policy and guidance has been referred to:

1. Reading Borough Council – Local Plan (including New Local Plan)
2. Reading Borough Council - Supplementary Planning Guidance / Design Guides (including Design Guide to House Extensions - Supplementary Planning Document)
3. The National Planning Policy Framework

ACCESS STATEMENT

The purpose of this Access Statement is to report on the designed facilities including any changes to the existing property in relation to the requirements of the Equality Act 2010.

Best practice guidance referred to in this document includes:

1. BS8300: 2018 Design of an accessible and inclusive built environment.
2. Building Regulations Approved Document Part M.

The development being proposed at 31 Greenfields Road has been designed to offer the maximum possible accessibility for residents and visitors. Attention to detail will ensure that the smaller items such as door furniture have equal consideration to those users who are disabled as well as the more strategic planning access.

ACCESS POINTS / LANDSCAPE

Access to the public highway (Greenfields Road) currently allows clear visibility in both directions. There is already a dropped curb and no changes are proposed to the parking arrangement for a parked car off the road on the existing driveway.

LANDSCAPE

No changes are proposed to the hard or soft landscaping of the site and no trees will be trimmed or reduced. The location of the proposed extension is currently hard surfaced and the garden is generously sized and biodiverse with mature planting and trees at the bottom of the garden.

No increase is proposed to the hard landscaping on the site and the extended property will not increase the amount of wastewater runoff. The new area of roof to the rear will run to a soakaway located in the rear garden and sized appropriately.

No changes are proposed to the existing arrangement of refuse bin storage.

Yours sincerely,



Jim Mitchell

Director