

Sustainability Statement

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New Detached house

33 Chapel Hill, Tilehurst, READING, Berkshire, RG31 5BT

Head of Planning
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Date: 18 September 2024

Dear Sir/Madam

Proposals

The proposed design would be of a high quality layout and appearance, and would retain the general character of detached dwellings. Whilst surrounding dwellings are predominately two storey, this does not preclude single storey development given the presence of other two storey buildings, as well as the fact that design would have limited visibility due to its integration within and behind existing areas of landscaping, which provide significant contribution to the character of the area particularly around the road junction.

Whilst the proposal is therefore considered to accord with Policy TB06, it is also noted TB06 would be considered an 'out-of-date' policy under the tilted balance, lending further support for this well-designed, proportionate scheme.

The proposed development is the erection of a new dwelling within the current curtilage (Garden) . Designed a detached building building for 4bedroom house.

A new access point and driveway would be provided to the proposal on to Chapel Hill, including the provision of two parking spaces.

The proposed use would be a dwellinghouse falling within Use Class C3.
The submitted information indicates that the proposed scheme would be for a 4-bedroom house,

which would accord with Policy H2. We would include controls to ensure it remained as a single Class C3 dwelling on grounds of housing need. The overall plot density would accord with existing density patterns within the area.

There is no consistent building line along Chapel Hill, although the immediately adjoining properties are set back from the road with a mix of front gardens and driveway parking. There is a mix of brick and rendered elevational finishes.

All major new-build residential development should be designed to achieve zero carbon homes. All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate.

Our design will include Solar panels, heat pumps and chargeable points for Cars and Bikes.

Policy H5:

H5: STANDARDS FOR NEW HOUSING

New build housing should be built to the following standards, unless it can be clearly demonstrated that this would render a development unviable: a. All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard. b. All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations. c. All major new-build residential development should be designed to achieve zero carbon homes. d. All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations. e. All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3) (see below). f. On developments of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations. Any market homes provided to meet this requirement will be 'wheelchair adaptable' as defined in part M, whilst homes where the Council is responsible for allocating or nominating an individual may be 'wheelchair accessible'.