

PLANNING STATEMENT – 22 NORCOT ROAD TILEHURST READING RG30 6BY

1.0 Introduction

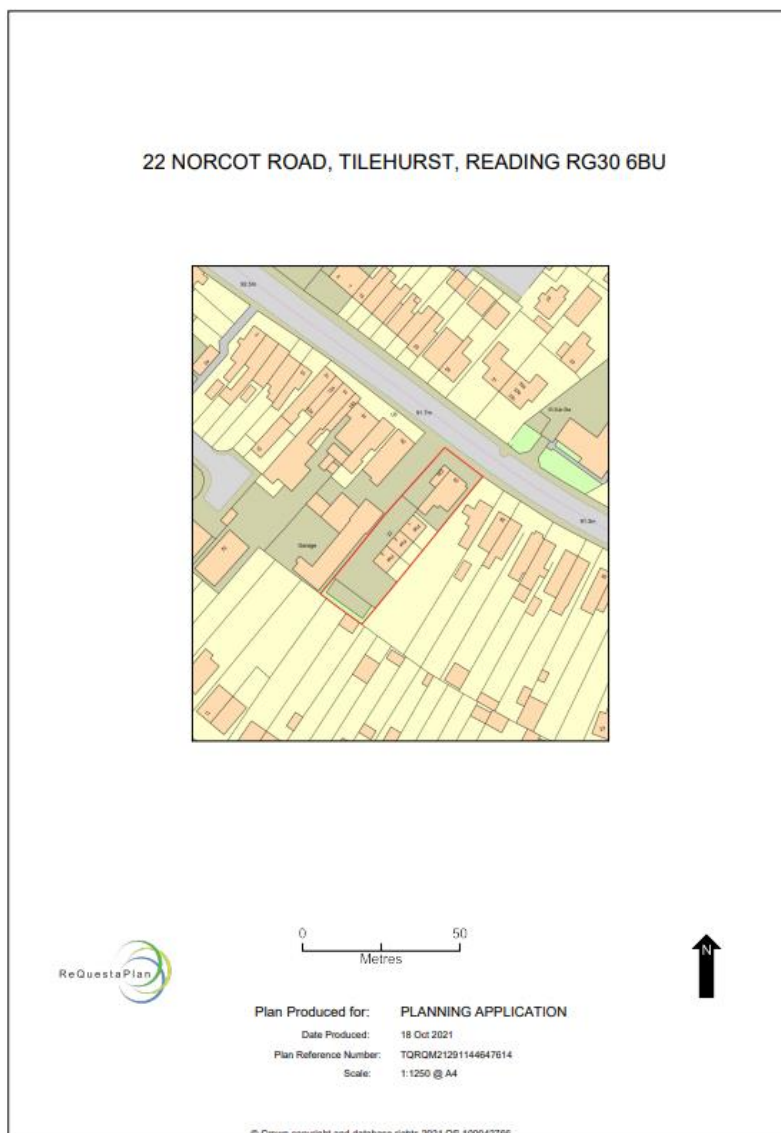
This planning statement has been written in support of an application for a two-bedroom, single storey bungalow at 22 Norcot Road Tilehurst Reading RG30 6BY.

The application proposal has been designed in reference to Reading Borough Council's Local Plan, adopted November 2019 and Department for Communities and Local Government Technical housing standards – nationally described space standards.

This planning statement features a description of the existing site condition, a description of the proposals, and notes explaining how planning policies have been incorporated into the design.

2.0 Description of Existing Site

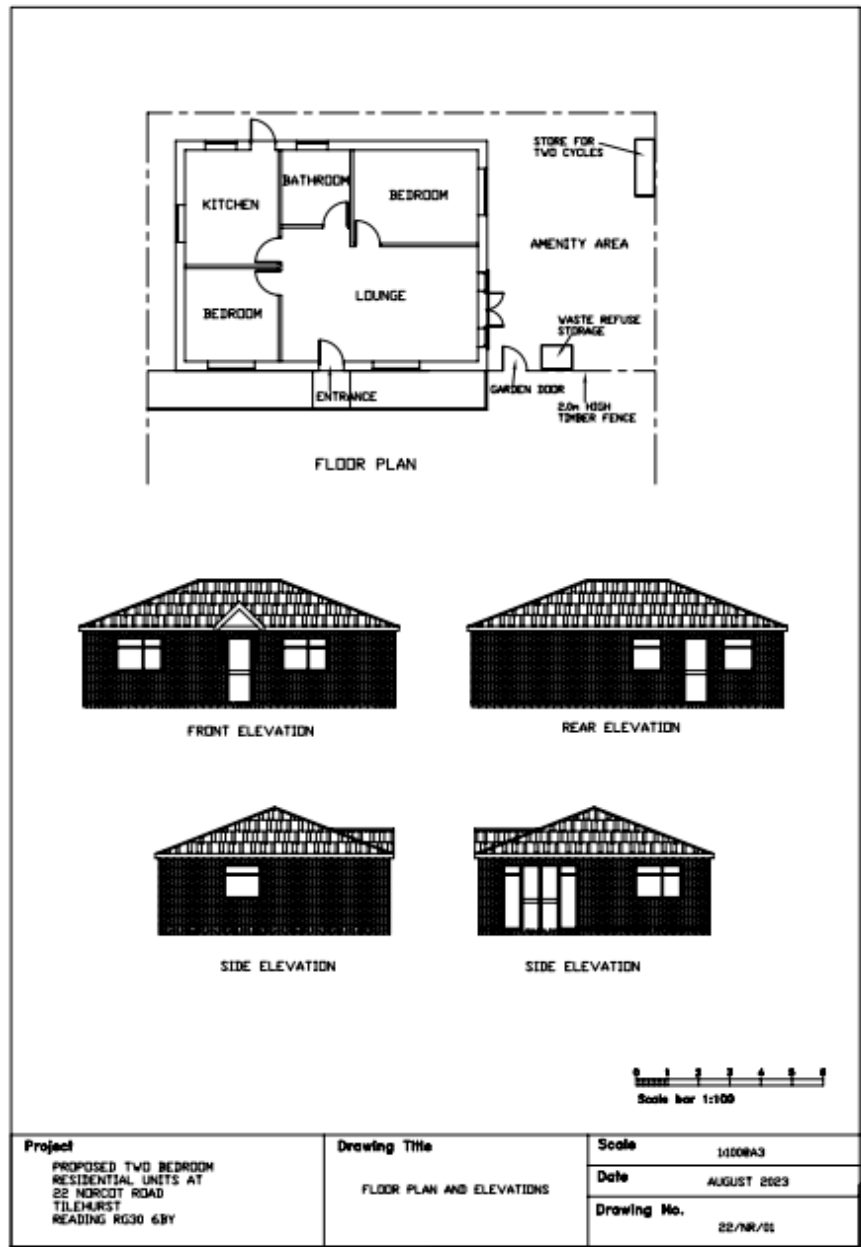
The surrounding area of the development site is predominantly residential with Victoria Recreation ground within 200 meters. The development site is located off Norcot Road and has an access road, three, one-bedroom single storey bungalow type residential units, seven car park spaces and redundant land located at South West corner of the site. There are additional three car park spaces at the front for shop customers.



Location Plan

3.0 Description of Proposal

The proposal seeks to construct a two-bedroom, single storey bungalow on the redundant land located at Southwest corner of the site as shown on the attached Floor Plan and Elevations. The proposal of providing 1 additional dwelling in a sustainable location in a sustainable manner is a welcome addition to the windfall housing totals for RBC.



The new highly sustainable dwelling will occupy the Southwest corner of the site amounting to 148m2.

The proposed bungalow will offer 2 bedrooms, living accommodation with a total internal area of 63.9m2. This internal area and the layout complies to the Department for Communities and Local Government Technical housing standards for a two bedroom, 3 person single storey dwelling (61.0m2)

Private amenity space of 63.0m2 is provided at the sides and rear of the proposed building and the landscaping would be within the curtilage of the new dwelling.

Stores for two bicycle and the waste refuse is provided.

The construction will be traditional brick walls with tiled pitch roof to match the existing buildings on site.

The dwelling is designed to comply with all relevant current Building Control regulations.

The proposal will not affect the RBC identified green network.

The contractor will comply in all respects with current legislation, for instance 'The Control of Noise (Code of Practice for Construction and Open Sites) (England) Order 2015', Control of Pollution and Noise from Demolition and Construction Sites 2008. The Applicant will accept the councils' proposed conditions: a) Control of noise and dust during construction; b) Construction hours of work, c) No bonfires.

4.0 Conclusion

Overall, the proposed design represents brick walls and tiled pitched roof building to match existing properties in the vicinity. The paragraphs above demonstrate that local planning policies and guidance have been followed in the development of the scheme.