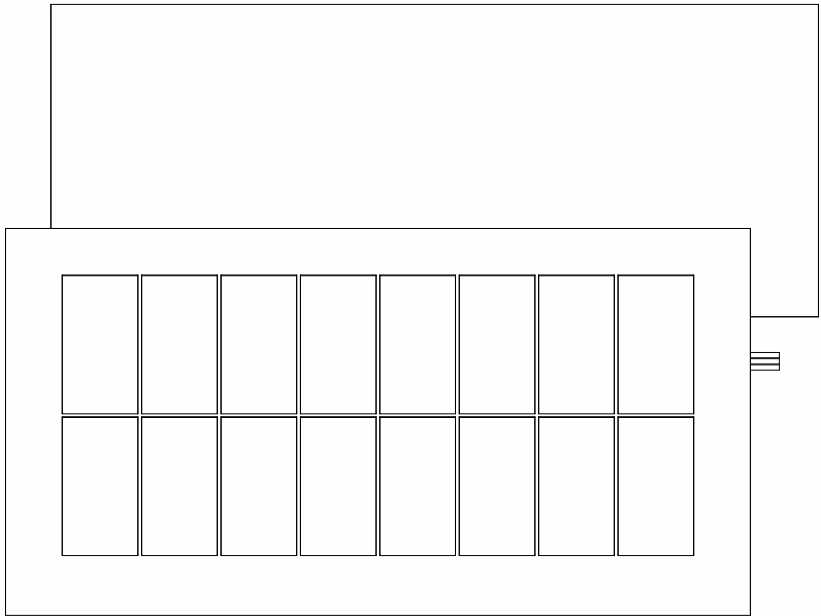
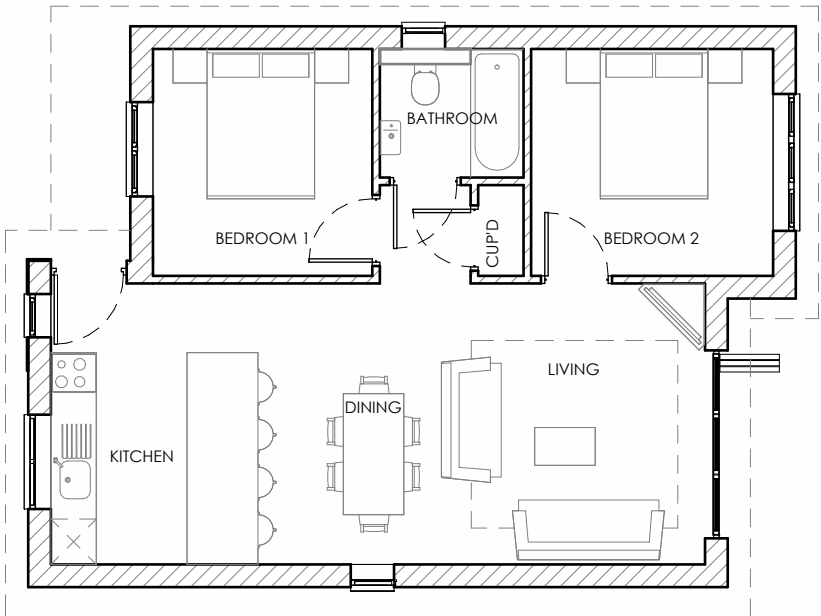


PLANNING



2 Proposed Roof Plan
1 : 100



1 Ground Floor Plan
1 : 100

Ground Floor = 60.3m²
Total GIA = 60.3m²



23 Church End Lane

Proposed Dwelling

3 Front (West) Street Scene
1 : 100

Planning Statement

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
This application is a resubmission following the withdrawal of 24/1201 for a two storey 4 bedroom detached dwelling which the Planning Case Officer deemed would have had a detrimental impact on the amenity of the adjoining properties. This application addresses the concerns raised, the resulting solution is this proposal for a single storey low pitched contemporary dwelling, the application site currently forms the side garden of No.23 Church End Lane the land use therefore remains unchanged. The revised proposal meets with the policies of the adopted Reading Borough Plan, Presumption in Favour of Sustainable Development as set out in the NPPF will apply.

CC5: WASTE MINIMISATION AND STORAGE
The proposal provides accessible space for waste storage and recycling for regular collection by the Local Authority.

CC6 ACCESSIBILITY AND THE INTENSITY OF DEVELOPMENT
The scale and density of the development is appropriate to the current levels of accessibility and available public transport links in the locality.

CC7 DESIGN AND THE PUBLIC REALM
The single storey design with distinctive low pitched roof forms a rounding off of the built form on the eastern side of Church End Lane subservient to the host dwelling which remains the dominant feature in the street scene. The minimal massing and soft rendered elevations prevalent in the locality gives the proposal continuity and legibility with the surrounding area allowing it to blend in with the street scene.

CC8 SAFEGUARDING AMENITY
The proposed single storey dwelling resolves all of the previous amenity concerns.
i) The existing boundary fences will be retained on the south and eastern boundaries, occupants of the new dwelling will not be able to overlook into any of the surrounding gardens.
ii) A back to back distance of 20m is achieved with the existing dwellings to the east, a permanent screen will form part of the hard landscaping proposal to further enhance privacy for the occupiers of the new dwelling.

iii) The low pitched design of the new dwelling will prevent any loss of sunlight to the surrounding properties and will not look dominant or overbearing.

CC9 SECURING INFRASTRUCTURE
Financial contribution for CIL will be secured by legal agreement with the Local Authority the applicant has confirmed agreement to this and will obtain three independent valuations for the completed development for CIL liability calculations.

EN12 BIODIVERSITY AND THE GREEN ENVIRONMENT
The loss of biodiversity will be minimal as the entire development site is currently laid to lawn existing shrubs and trees will be retained on the eastern boundary.

Any calculated loss can be offset by purchasing credits to ensure 10% biodiversity net gain from an approved offsite compensation scheme secured by section 106 agreement.

H1 PROVISION OF HOUSING
The proposal will create a much needed fully accessible dwelling which can go towards addressing the recognised shortfall in the Adopted Local Plan and recognised Elected Government desire to build more homes.

H2 DENSITY AND MIX
The proposed dwelling makes efficient use of previously developed land, being single storey it has minimal impact on the density of the surrounding area and residents, good quality design and careful choice of materials will ensure it accords with the character of the area.

H5 STANDARDS FOR NEW HOUSING
The dwelling has been designed to meet the nationally described space standards and water efficiency requirements and provide overall 19% improvement on dwelling emission rate.

H10 PRIVATE AND COMMUNAL OUTDOOR SPACE
The proposed dwelling complies with the requirements of policy H10 by achieving private amenity space at the rear of the dwelling not less than the gross area of the ground floor.

Further communal outdoor space is accessible 300m to the south of the site at Medway Park.

H11 DEVELOPMENT OF PRIVATE RESIDENTIAL GARDENS
The proposal is deemed acceptable with the aims of policy H11 in that it replicates the boundary treatments including at the street frontage, the materials and detailing are complimentary with the surrounding area.

The proposal meets the appropriate highway standards and does not lead to tandem development, the utilisation of existing boundaries minimises exposure to the public realm, the single storey low pitched contemporary design will not cause any detrimental impact to the amenity adjacent and nearby residents.

B	Site amendments to enhance biodiversity	17.03.25	JC
A	Minor site and graphical amendments	12.02.25	JC

Rev	Description	Date	By
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PROJECT

Proposed New Build Dwelling at: 23 Church
End Lane, Tilehurst, Reading, RG30 4XA

CLIENT

Bradfield Properties Ltd.

DRAWING TITLE

Proposed Floor Plans



SCALE

1 : 100 @A3

DATE

Jan 2025

DRAWN

JC

CHECKED

CE

DRAWING No

P22-042

02-03-001

REVISION

B