

Design, Access & Planning Statement

Land rear of 3 Linden Road
Reading
RG2 7EG

Date: April 2025

**Re: Proposed two storey dwelling following the
demolition of the existing outbuildings.**

1. Introduction

This document is prepared in support application for a new detached dwelling located at the rear of no. 3 Linden Road.

2. Site

The application site comprises of existing outbuildings and is accessed from Beech Road. The proposal includes the demolition of the existing outbuildings, and the construction of a two-storey detached new dwelling and associated amenity spaces.

The application site is not within conservation area or any other heritage designation and is not located on green belt and is approximately 175sqm and predominately flat, unvegetated made of gravel surfacing material. The site is fenced with close boarded timber fence.

3. Main Planning Issues

Relevant Planning Policy and Guidance

- Policy CC1 of RBC Local Plan: Principle of development

Referring to NPPF and Policy CC1 of RBC Local Plan 2019, there is a presumption in favour of sustainable development. The site is located within a built-up area and is already developed and comprises of existing outbuildings. Therefore, the principle of the proposed development is considered acceptable.

- Design

Referring to the Policy CC7 planning permission will only be granted for development that is of high quality that maintains and enhances the character and appearance of the area.

The proposal responds positively to the local context and comprises of similar shapes and forms with the wider area, with pitched roofs and traditional features. The materials used are similar to the existing dwelling as well as the wider context. The proposal sits well with the existing cluster of buildings and will be of high-quality traditional design.

Also, the proposal respects and local character and will be visually attractive dwelling.

Considering the above we are of the opinion that the proposal complies with the requirements of Policy CC7 and other relevant policies regarding the design.

Referring to Policy H5 new build housing should be built to meet the standards on Fig. 4.7 regarding the minimum GIA and storage. For a two storey 2no. bedroom dwelling the minimum GIA is 70sqm (3 persons) or 79sqm (4 persons). The proposal has a total GIA of 85.4sqm. Therefore, the proposal is considered policy compliant.

In terms of water efficiency, the proposal will comply with the requirements of Policy H5 and meet the regulations for 110 litres per person per day.

- Impact

Neighbouring impact

The proposal complies with the recommendations of BRE Site Layout Planning for Daylight & Sunlight - A guide to good practice as seen on the drawings (25-degree rule). Thus, the proposal will not have any detrimental impact or cause any loss of light on the neighbouring properties.

Also, the first-floor windows are located at the front elevation and as such will not impact privacy of the neighbouring properties. The roof lights located at the rear and the side

elevations will be located at a level of min. 1.7m from finished floor to avoid any overlooking issues on the neighbouring properties.

Further, due to the modest size of the proposal the visual impact is minimal therefore avoiding any overbearing effect of visual dominance.

- Highways, Sustainability and Ecology

Highways

The proposal includes the provision of 2no. parking spaces, 2no. bicycle secure bike store and provision for policy compliant bin store.

Also, the proposal includes the creation of a new access through a dropped kerb and the removal of the existing dropped kerb on site. Visibility splays of 43m have been demonstrated on the proposed plans.

Sustainability, Ecology and Biodiversity

This proposal has been designed in line with Reading Borough Council's Policies CC2 and CC3, incorporating sustainable construction principles and materials. The dwelling is orientated to maximise natural light and ventilation, with high levels of insulation, energy-efficient materials.

Native planting and permeable surfaces support biodiversity and manage surface water runoff, helping to reduce flood risk.

Water-efficient fittings will be provided to meet the requirements of Policy H5 as stated earlier. Though very small in scale, the development contributes to Reading's climate goals by promoting resilience, efficiency, and low environmental impact.

There are no known ecology and environmental issues. The proposal is located on Flood Zone 1 and there is low risk of flooding from Surface Water.

Further, the applicant is in agreement with the recommendation to use SuDS for the surface water drainage and confirms the following:

- Geocellular system (soakway) for the surface water drainage
- Permeable paving for any hardsurfaces

Biodiversity

The site is unvegetated and made of unsealed gravel surfaces and sealed building footprints. Therefore, the impact of the development is minimal in terms of Biodiversity and De Minimis Calculations provided to confirm the exemption of the proposal. However, the development provides an opportunity to improve the current conditions. Therefore, the proposal includes hedging, green area, and a tree at the rear garden which will result in a Biodiversity Net Gain and a significant improvement from the current conditions.

So, to conclude, the proposal is considered to be policy compliant in terms of Sustainability, Ecology and Biodiversity.

4. Conclusion

The design of the proposal would be in keeping with existing dwelling on site as well as with the wider area. The impact on neighbouring amenity would be minimal as demonstrated above. Therefore, we are of the opinion that the proposal complies with the requirement of relevant policies of RBC, and we are hopeful that it will be recommended for approval.

Elton Disha

BSc (Hons), MSc Architecture, RIBA Part 3 ADPPA