8 WATER ROAD, READING, RG30 2NN

Design & Planning Statement,

With AH statement

Application for the erection of a 2-bedroom bungalow

Issue: planning

Date: October 2025

Ref: 456

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A collaborative of architects and designers with an agenda.

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1. Introduction

1.1. This statement has been prepared by Colony Architects on behalf of Muhammad Yousaf to support an application for the erection of a 2-bedroom bungalow.

1.2. A previous application (PL/18/1708) was submitted and refused due to the lack of a S106 (AH) being agreed. This resubmission has a slightly altered design, includes tree and biodiversity requirements and the previous issue preventing the S106 from being signed has been resolved.

2. Site Setting & Surroundings

2.1. The property is situated in the suburb of Tilehurst, to the west of Reading town centre, which is approximately a 15min drive. The site is well served by public transport and there are nearby shops, community facilities and infrastructure that makes this a very sustainable location for a new dwelling.

2.2. The surrounding context is residential, so the proposal will need to carefully fit into this context and respect

2.3. The existing cul-de-sac location serves two existing bungalow dwellings, off a private drive, that leads to Water Road, which is the main access to the site.

2.4. The proposed dwelling will be positioned in the existing rear garden of No. 8 Water Road, and has a site area of approximately 530 square metres.

3. Use, Design & Amount

3.1. The proposed dwelling has been design as a small family house, the 1 storey dwelling reflects the massing and character of the neighbouring properties, maintaining a similar form, layout and orientation.

3.2. The proposal has been designed to follow the style of the existing two bungalows, with low-eaves, gable ends, brick material.

3.3. The footprint of the proposal does not extend beyond the existing footprint of the neighbouring property, and is within a similar location to the previously refused (but accepted) scheme.

4. Community Involvement Statement

4.1. The proposal is small scale and offers limited involvement with the community

5. BNG & Landscape

5.1. The proposed building will have its own cycle, parking (x2) and bin collection facilities, with a collection point positioned at the end of the existing shared drive. The rear garden will provide suitable amenity, offering 150sqm of private external space, which is greater than the Local Plan requirements. This external space allows the storage or bins, sheds and residential external furniture.

5.2. To accompany the application a Biodiversity matrix and site assessment has been provided, to illustrate how the BNG will be achieved.

5.3. An Arboricultural report and survey forms part of the application material, and support the scheme design as it does not impact or harm existing or nearby trees and shrubs.

6. Conclusion & AH statement

6.1. This proposal utilises an under utilised rear/side garden to bring forward a much needed family residential unit to the Borough.

6.2. The proposal has been design to match the character of the areas and nearby properties, therefore preserving and enhancing the area.

6.3. The impact on trees, neighbouring properties and highways is neglectable, therefore the it should be supported.

6.4. The applicant will be willing to make a policy compliance commuted sum payment, that totals 5% of the GDV, if the scheme is supported by officers.

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