

40 Heroes Walk, Whitley, Reading, RG2 8TY

Proposed 1 No. 3 bed detached house adjacent to 40 Heroes Walk

Planning, Design & Access Statement



Introduction

This statement accompanies a full planning application to erect a detached two storey dwelling house adjacent to the host property of 40 Heroes Walk, and following alterations to the host property in order to mitigate the resulting outlook from habitable rooms facing the proposed dwelling.

Heroes Walk is an early 1970's 2 storey residential housing estate situated within the Whitley area of Reading and adjacent to the Basingstoke Road.

The application site includes a strip of land belonging to Reading Borough Council and curtilage associated with the adjacent dwelling. The site is separated from the Basingstoke Road by a soft landscaped buffer.

Design

The proposed dwelling is designed to assimilate with the neighbouring development, including a shallow roof pitch, cladding at 1st floor level and facing brickwork to the ground floor.

An open plan soft landscaped frontage including a specimen tree is proposed, with a permeable block paved hard-standing to the side accommodating two parking bays, a secure bicycle store and bins storage.

Layout

The dwelling and internal layout is designed to comply with published nationally described space standards, as required for new build housing outside of the Central Area, in accordance with Policy H5 (a), along with a rear private garden providing for decent family accommodation.

Scale

The proposed building footprint measures 6.1m in width and 11.3m in depth.

The proposed Gross Internal Area measures; 110.73m².

The eaves height and roof pitch shall match the adjacent dwelling.

The DPC / finished ground floor level shall be 250mm higher than the host property, to facilitate level access.

Access

A public footpath and 'hammer-head' vehicle turning area extend across the site frontage. Two on-site car parking bays are provided which shall include electric charging points, along with a secure cycle store accommodating at least 3 bicycles.

A regular bus service operates to and from Reading along Whitley Wood Road and the Basingstoke Road, with local shops and services within walking distance.

The site is broadly level, sloping gently away from the highway entrance, facilitating level threshold access from the forecourt in accordance with building regulations. Internally, the ground floor is arranged to be wheelchair adaptable in line with M4(2) of the building regulations.

Emissions / Energy Efficiency

A design stage SAP assessment report accompanies this planning application, demonstrating a minimum 19% improvement in relation to target emission rates as defined in 2013 building regulations, in compliance with Policy H5(d). Accordingly, the space and water heating shall be provided by an air source heat pump the property, along with insulated twin coil hot water storage tank.

The higher water efficiency standard under regulation 36(3) of the building regulations, limiting use to 110 litres / person shall be adhered to and it is understood that a planning condition shall be imposed accordingly.

Noise and Air Pollution

The site is located within an Air Quality Management Area relevant to the adjacent B3102 trunk road. Mitigation of noise and particle pollutants potentially affecting the occupants shall include acoustic trickle ventilation to habitable rooms, and a Positive Input Ventilation system installed within the roof space, to include HEPA filtration. The provision of electric vehicle charging points and secure cycle storage will contribute towards an overall reduction in

Landscaping

The private rear amenity space measures 80m², excluding amenity space to the side of the property, and is enclosed with an existing close board timber panel fence, along with an additional fence along the boundary of the host property. A patio area shall be laid to drain onto soft landscaped areas, with a lawn and shrub planted side borders. A specimen Silver Birch tree shall be planted to the frontage. Frontage landscaping comprises shrub and hedge planted borders. The landscape buffer alongside the Basingstoke Road is included in the application site to allow for enhancement and reinforcement by introducing 3 No. native species trees to be maintained for a 5 year period.

Bio-diversity

A preliminary ecological assessment accompanies this planning application. The BNG requirement shall be met through off-site contribution compensating for the loss of scrubland as highlighted in the Ecology report. While it is recognized that Local Plan Policy requires on-site compensation, this is not possible on such a small development site. Bat and Swift/ Swallow nesting boxes shall be located on the proposed building, as detailed on the accompanying elevation drawings, while the proposal includes the addition of 4 No. specimen trees to provide tangible ecological enhancement on site.

Affordable Housing

Policy CS16 'Affordable Housing' sets a target of 30% affordable housing on sites of 15 or more dwellings. The planning application is for a single dwelling-house. An off-site contribution towards affordable housing provision shall be secured by a S.106 agreement.

Community Infrastructure Levy

The development will be liable for CIL payment based upon the internal floor area of 110.73m², making appropriate contribution towards local infrastructure improvements.

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