

C001P2 Design and Access Statement

Date: 04 June 2026
Applicant: Mr D Stannard
Application Site: 67 Amblecote Road, Reading RG30 4BS

Produced: VL
Checked: HW



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RIBA CHARTERED PRACTICE

Reading Quadrant House, Broad Street, RG1 7QE
Guildford 37 Recreation Road GU1 1HP

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1.0 SITE

1.1 INTRODUCTION

This Design and Access statement has been prepared by Hives Architects on behalf of the Applicant, Mr Stannard, in support of an Application for Planning Permission at 67 Amblecote Road, Reading RG30 4BS.

The proposal is for an additional 1-bedroom dwelling. The application seeks permission for a single storey extension and associated alterations to create a separate one-bedroom dwelling and associated landscape.

Read this document in conjunction with:

2708 001 Site Location Plan

2708 002 Existing and Proposed Block Plan

2708 003 Existing and Proposed Plans

2708 004 Existing and Proposed Elevations

Technical Note: Transport Implication by Motion

1.2 EXISTING BUILDING AND SITE DESCRIPTION

The site is a corner plot with a single bungalow dwelling on Amblecote Road, 1.3 miles west of Reading West Train Station. It is within a 5 minute walk north of Prospect Park. The site is accessible via high frequency bus services along Tilehurst Road and Dee Road.



Figure 1 – Site Location

The existing house is located on a relatively large corner plot, with space to develop to the south, towards the road. The existing garage and car parking are in the eastern part of the site. The site is approximately 380m² and the existing house is approximately 58 m². It consists of two bedrooms, a living/dining room, a kitchen and a bathroom. The materials are yellow brick and a hipped roof with concrete interlocking tiles. Windows and doors, and facias are white PVC.

To the front, the property benefits from a simple lawned garden and in contrast, the rear garden is presently laid entirely to hard landscaping, with no areas of soft planting or lawn.

The front garden is enclosed by a low-level timber fence along the front boundaries. The rear garden is fully enclosed by timber fencing along all boundary lines. This fencing is generally uniform in appearance but is considered visually unattractive and utilitarian in nature, offering enclosure and privacy but limited aesthetic quality.



Figure 2 – View of the house from Amblecote Road (South)



Figure 3 – Photo from the access

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2.0 PLANNING CONTEXT

2.1 PLANNING HISTORY

Planning pre-application: 171694

Proposal: construction of 5 semi-independent units for the elderly consisting of one bedroom units with shared communal facilities. C2 use (residential institutions) with two parking spaces.

Date Advice received: 27/11/2017

The proposal was not supported as a part 2 storey building was proposed, and the use was not clear, but the officer confirmed separately that the site was suitable for a more intensive development than just the existing bungalow.

Planning application: PL/20-1769

Proposal: Single storey extension. Demolition of garage

Decision & Date of decision: Approved. 08/02/2021

The proposal would have created a large 4-Bed bungalow, and added 54m² to the existing , to create a total GIA of 106m².

2.2 APPROVED PL/20-1769 LAYOUT

The approved development comprises a substantial rear and side extension that will significantly enhance the scale and functionality of the existing dwelling. In total, the approved extension introduces approximately 47m² of additional Gross Internal Area (GIA).

The extended footprint enables the provision of a four-bedroom dwelling, including the addition of a new bedroom.

In terms of design, the proposal incorporates a double gabled roof form.

Overall, the scale, massing, and design approach aim to deliver a well-proportioned extension that enhances the usability and quality of the dwelling while respecting the character and hierarchy of the original structure.

The approved scheme provides two on-site parking spaces on the rear to serve the proposed four-bedroom dwelling.

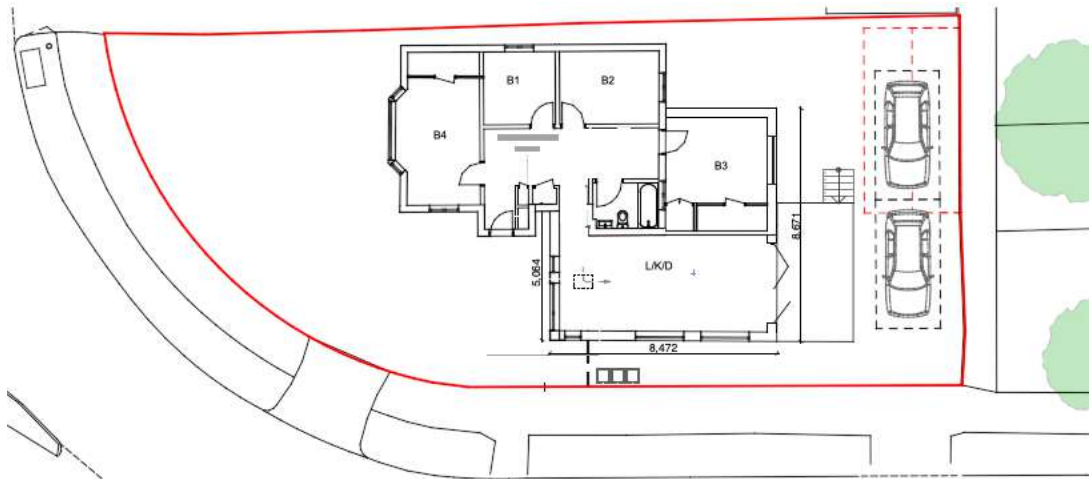


Figure 4 – PL/20-1769 Approved Block Plan

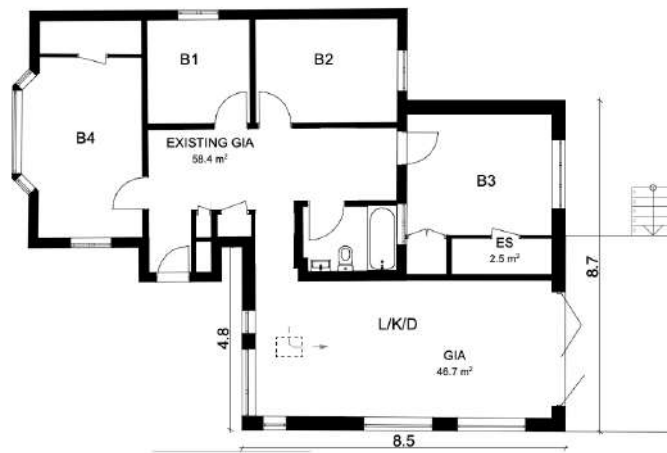


Figure 5 – PL/20-1769 Approved Floor Plan

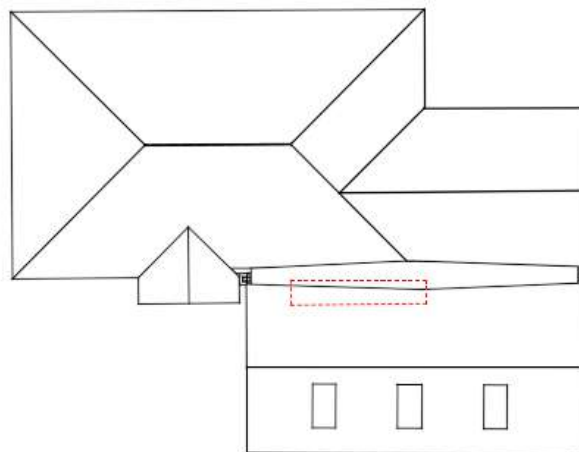


Figure 6 – PL/20-1769 Approved Roof Plan

3.0 PROPOSAL

3.1 DESCRIPTION OF THE PROPOSAL

The proposal is for an additional 1-bedroom dwelling. The applicant seeks permission for a single storey extension and associated alterations to create a new one-bedroom dwelling with parking and associated landscaping. The new dwelling would be semi-detached with the host dwelling, which mirrors the arrangement of plots to the north of the site.

The design approach has been to respect the scale, character, and residential context of the surrounding area while making efficient use of the existing plot, which is larger than most of the surrounding plots, and a distinct opportunity due to its corner position.

Parking will be provided for 3 cars, 2 new spaces to the front of the existing house and 1 space at the back of the proposed dwelling is retained. The existing garage can then be removed in order to maximise garden space for the dwellings. 2 bin areas with 3x240L bins each per dwelling are provided at the front of the site. Additional information on parking and access can be found in the “Technical Note: Transport Implication” by Motion, which confirms that vision splays can be achieved and that there is no negative impact on road safety.

Parking for the new 1-bed dwelling will utilise the existing parking space at the rear of the site, which will be located in it’s rear garden. The existing 2-bed dwelling will access the new parking area from a new dropped curb and has been designed to suit exit in forward gear only, and vision splays to suit the highways requirements. Please refer to TN01 Technical Note produced by Motion.

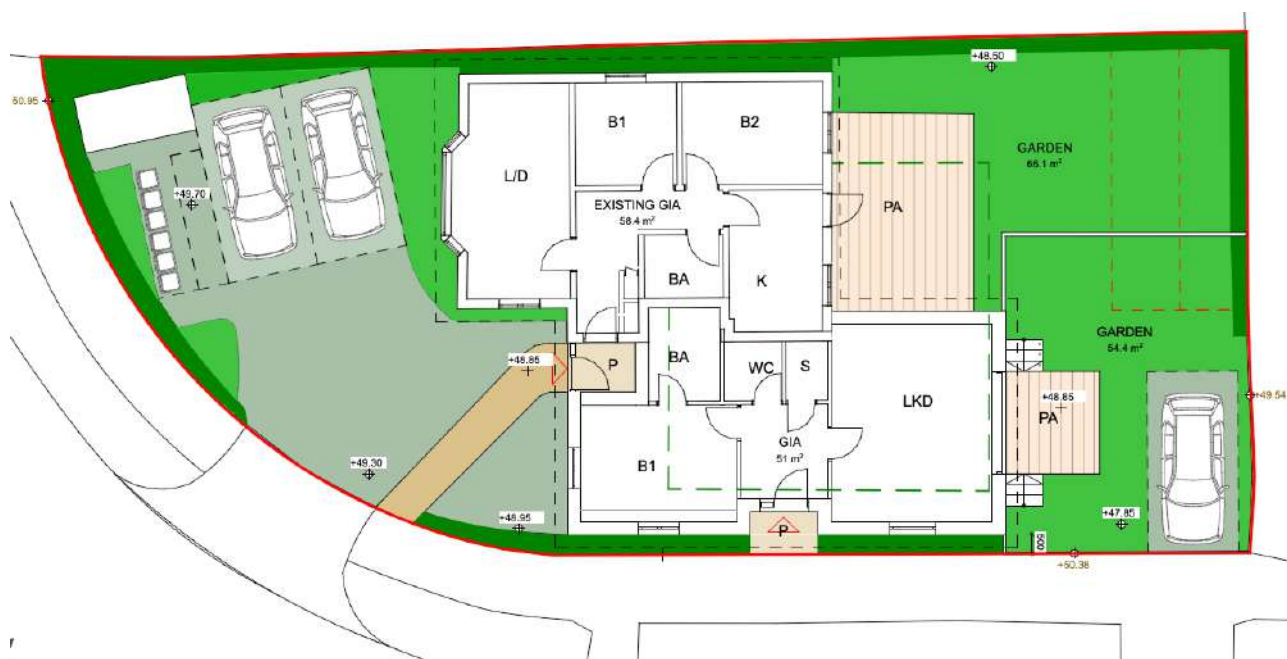


Figure 7 – Proposed Block Plan

The proposal has been designed to ensure that both the existing bungalow and the new dwelling retain satisfactory standards of residential amenity, privacy, outlook, and functionality. Garden space for the dwellings would both achieve a similar area to the GIA of each dwelling.

The Proposed dwelling Gross Internal Area is 51m² providing space for a 1-bedroom dwelling to meet space standards. The new dwelling includes a bedroom with en suite shower room, open plan Kitchen/Dining/Living room, storage and a separate wc accessed from a central hall. The proposal will have a hipped roof matching the shape and the height of the existing. A small flat roof area will cover the area in between the two roofs. A minimal amount of roof coverings will need to be removed to allow the new roof to be tied into the existing.

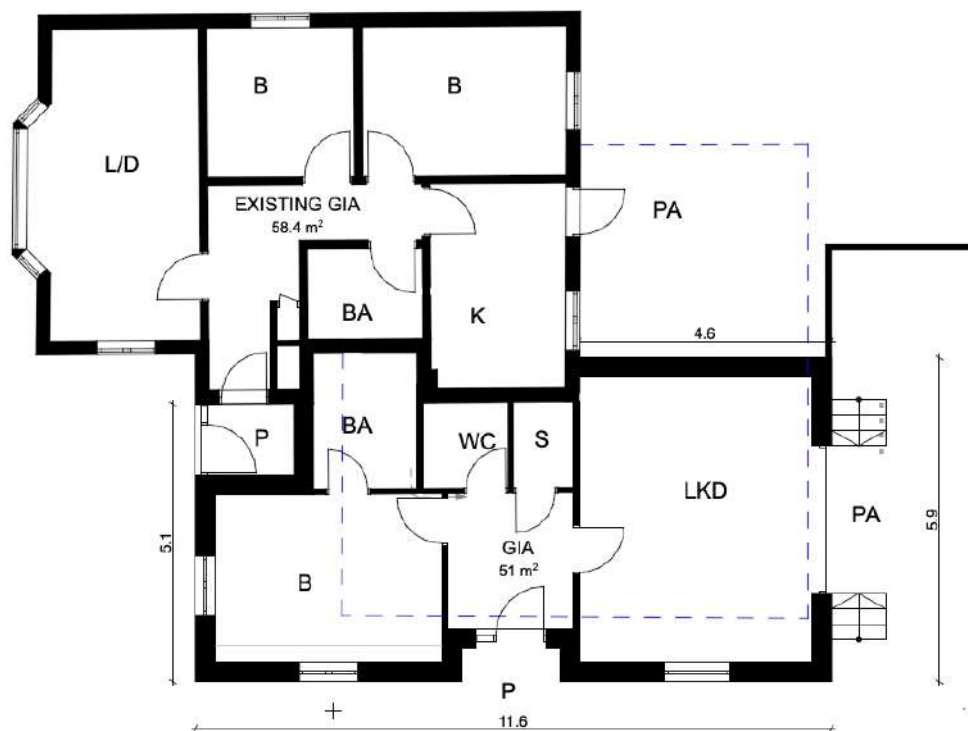


Figure 8 – Proposed floor plan

SCHEDULE OF ACCOMODATIONS		
	BEDROOMS	GIA
EXISTING DWELLING	2	58.4
PL/20-1769 APPROVED DWELLING	4	105.1
PROPOSED DWELLING 1	2	58.4
PROPOSED DWELLING 2	1	51

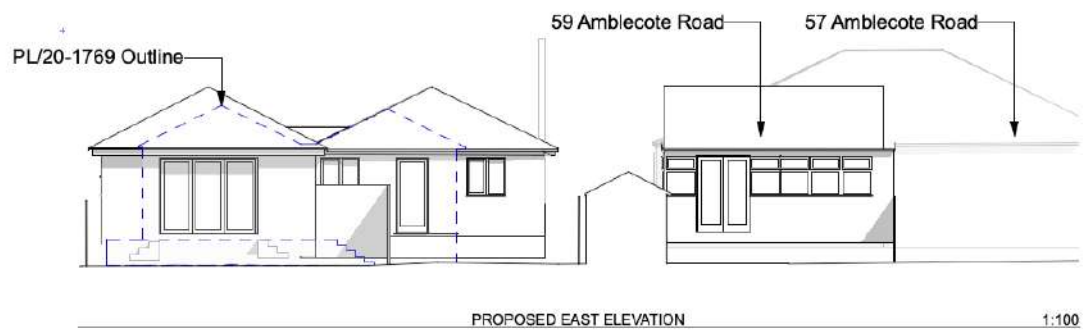
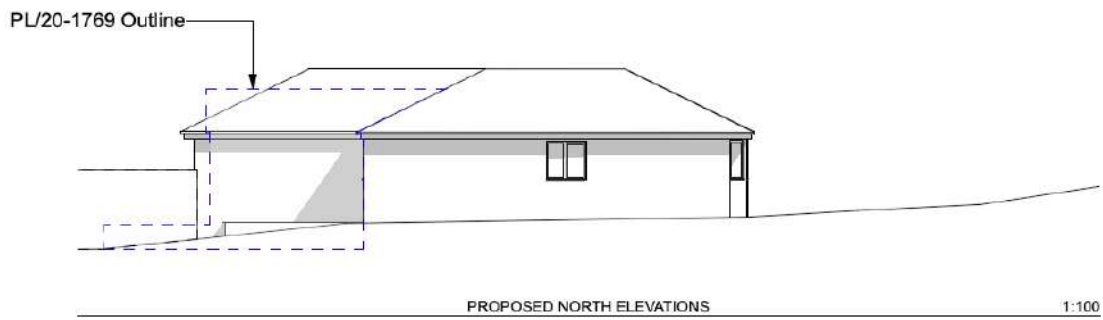


Figure 9 –Proposed elevations

3.2 AMENITY CONSIDERATIONS

The proposed development has been designed to maintain a high standard of amenity for both existing and future occupants. The scale, form and positioning of the proposed works have been carefully considered to ensure that there are no unacceptable impacts in terms of overlooking, loss of privacy, overshadowing or loss of daylight to neighbouring properties.

The proposal should be considered in relation to the approved application PL/20-1769 to create an extended 4-bedroom house. The current proposal has a similar footprint and would create 2 separate dwellings, with 1- and 2-bed respectively. The creation of a new dwelling is a planning gain, whilst the footprint remains similar, and the total number of bedrooms is reduced compared to the approved scheme.

3.3 BIODIVERSITY NET GAIN

The proposal requires only a minor overall reduction in the extent of existing soft landscaping within the site.

The existing soft landscaped area measures 119m², which is just in the form of a well kept lawn at the front of the house.

The proposal moves most of the soft landscaping largely to the rear, where there is currently only hard standing and decking. At the rear the landscape form part of more useful private gardens, whilst at the front a border of soft landscaping is retained and improved with hedge planting.

It should be noted that new hedging, to replace unsightly fencing is proposed to soften the setting and to provide biodiversity gains as it is proposed as native species.

The reduction in soft landscape area is below the 25m² threshold for landscape impacted by development. We assume that in combination with the small scale of proposed development, that a full BNG assessment is therefore not required.

Soft Landscaping (m2)		
Existing Front	Existing Rear	Total Existing
119	0	119
Propoosed front	Proposed rear	Total Proposed
32	74	106
		Total Loss
		13

3.4 MATERIALS AND FINISHES

Materials are proposed to match existing in order to create a cohesive pair of semi-detached dwellings not dissimilar to the neighbouring dwelling and ones further along the road. The proposed extension will be constructed in yellow brick to match the existing brickwork. The roof tiles proposed would match existing concrete tiles, and new windows and doors will be in white PVC to closely match the existing bungalow.

3.5 ACCESS

Pedestrian access to the site is via the existing entrance to the original house, via an extended semi-external porch, and can be reached across the driveway. Parking for the original house is located right by the front door, as are bins and bicycles. One of the parking spaces is effectively sized to suit wheelchair access, as it includes a 1250mm wide paved area alongside to give access to bins and bicycles.

Parking for the new 1-bed dwelling will utilise the existing parking space at the rear of the site, which will be located in its rear garden, from here it is difficult to achieve level access into the rear of the dwelling, but the level of the new dwelling is set so that level access is available from the street, into the main entrance. Bins and bicycles for the new dwelling are located at the front of the site, in order to minimise impact on the size of its rear garden and can be accessed easily from the front door.

Within the dwellings there is level access throughout, and the new dwelling is designed in detail to suit part M(4)1 requirements.

4.0 CONCLUSION

The proposal is for an additional 1-bedroom dwelling within an existing residential area, and as such will help to fulfil the need to provide additional dwellings to meet residents' needs.

The proposal builds on the planning approval to extend the house and instead uses a similar area to create an additional dwelling, whilst also adding a parking space.

This Design and Access Statement demonstrates that the proposed development has been carefully considered in response to the site's context, planning history, and relevant national and local planning policies.

The design has evolved through a thorough assessment of the site's opportunities and constraints, resulting in a proposal that is both functional and sympathetic to its surroundings.

We trust that the proposals can be approved via delegated powers by the officer, and we look forward to discussing further should this be required.