
67 ELLIS ROAD

CROWTHORNE

RG45 6PP

DESIGN, ACCESS AND PLANNING STATEMENT

ON BEHALF OF MR R WILLMOTT

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1 SUMMARY

- 1.1 This Design, Access and Planning Statement accompanies the application to demolish the existing buildings and erect a new detached dwelling on land at 67 Ellis Road, Crowthorne, as shown on drawings 25/15/05 and 25/15/06.
- 1.2 According to the Local Plan Proposals Map the site is in the settlement boundary where the principle of residential development is acceptable subject to compliance with relevant policy. The local area is residential in nature comprising a mix of single and two storey dwellings of varying ages and styles.
- 1.3 This statement is required by the provisions of the Planning and Compulsory Purchase Act 2004 and is prepared with regard to guidance given in Circular 01/2006 (DCLG 2006) and the Commission for Architecture and the Built Environment publication, Design and access statements: How to write, read and use them (CABE 2006).
- 1.4 The statement describes the existing use at the site and the site context. It reviews how that context has informed the design process and how access to and around the development has been considered as part of that design process.
- 1.5 It is considered here, that the proposed dwelling would be appropriate within the local setting and would not have an adverse impact on the appearance of the streetscene or on the amenities currently enjoyed by adjacent properties. Indeed, the proposal is considered to comply with relevant policy and would actually make a very positive contribution to the character and appearance of the area.

2 PLANNING HISTORY

- 2.1 There is a small amount planning history for this site, evident on Wokingham Borough Council's planning webpages. This is as follows:

CLP/2013/1427	Application for a certificate of lawfulness For the proposed conversion of loft with a rear flat roof dormer and front velux windows to create habitable accommodation to dwelling, plus removal of chimney.	<i>refused</i>
F/2013/2124	Proposed conversion of existing loft space to additional habitable accommodation with front and rear roof lights, plus removal of existing chimney	<i>approved</i>
L002159	Proposed erection of detached double garage plus demolition of existing single garage and shed	<i>approved</i>
L230593	Householder application for the proposed erection of a two storey front extension, single storey rear extension, and raising of the roof, including the insertion of 6no. dormers and roof lights to extend existing first floor habitable accommodation	<i>approved</i>

3 DEVELOPMENT CONTEXT

- 3.1.1 The site is located within the settlement boundary and there is good access to Crowthorne village centre and associated services and transport links including the railway station approximately 1.7km to the south west. Crowthorne is located approximately 3 miles to the south west of Bracknell

town centre and 3 miles south of Wokingham town centre. It is a small centre that complements the function of Bracknell and Wokingham town centres, whilst having its own distinctive character and function.

- 3.1.2 The street block within which the site sits is linear in form and the existing bungalow addresses the street in an almost parallel fashion. The site area extends to approximately 0.09 hectares and is predominantly level. There are no trees on the site which subject to a Tree Preservation Orders. The front garden is generally given over a gravel driveway, lawn and small shrubs. The existing house is single storey in nature.
- 3.1.3 Housing in the area tends to be of both single and two storey scale with a mix of detached and semi-detached properties set back from the road, with a defined building line on either side of the road.
- 3.1.4 As well as varying scale in terms of building heights some the houses are narrow and some wider and the plot widths vary greatly along the road. Most of the properties appear to be in single ownership .
- 3.1.5 Materials used in the area tend to be a mixture of brick with some houses painted and some rendered and with clay or slate tiled roofs. Development appears to be generally from the twentieth century.
- 3.1.6 Planning consent was granted for a similar dwelling at 61 Ellis Road, during 2014, and at 65 Ellis Road in 2023, which set a precedent for this planning application.

3.2 Proposals

- 3.2.1 The application proposes the erection of a detached, 2-storey house with integral double garage on the land, following demolition of the existing bungalow, garages and associated outbuildings, with external parking provision for 4 vehicles on-site. The existing accesses off Ellis Road would be reused. There is adequate hedge planting within the frontage, which softens the appearance of the site in the street scene.

- 3.2.2 The design brief was primarily to improve the visual character of the site and to provide one dwelling that was environmentally sound and attractive. The proposed design takes its inspiration from the existing form of development in the local area, particularly within Ellis Road and Wiltshire Avenue.
- 3.2.3 The dwelling is of good size measuring approximately 431m² (including garages of 37.9m²) and would have an appropriately sized rear garden. This is considered wholly appropriate given the overall size of the site and the local context. There is provision for a shed in the rear garden which could accommodate cycle storage.
- 3.2.4 Materials to be used would be consistent with the overall character of the area and would consist of buff brickwork, under a natural slate roof. Joinery would be of painted timber and the appearance of the house would be enhanced with feature lintels over the windows and a stone entrance porch.
- 3.2.5 The proposal allows for appropriate setbacks to the side boundaries and the siting and orientation generally follows that of the existing dwelling on the site and adjoining properties along the street. The plot size is considered appropriate in the context of development in the area and the size of the dwelling would be proportionate to its plot with good breathing space to side boundaries and neighbouring properties. Along the road, the streetscene provides many newer properties vastly larger in mass and scale.
- 3.2.6 The house would have the appearance of a traditionally constructed dwelling in an attractive setting such that the proposal would enhance the visual character of the area without any significant detrimental effect on neighbouring amenity.

3.3 Access

- 3.3.1 Given the provision of similar vehicle access arrangements along the road, access to the dwelling is considered to be acceptable in highway terms and the dwelling would conform to Part M of the Building Regulations with respect to disabled access.

3.3.2 Part M of the Approved Documents ensures that the approaches to dwellings, parking provision and entrances are suitable for wheelchair bound and ambulant disabled people. The provision of switches, sockets and other services would also be in accordance with Part M.

3.3.3 Windows must conform to the approved document with regard to their opening sizes and heights and doors would be a minimum clear width of 750mm with larger openings for the main entrance doors and the ground floor WC's.

4. DEVELOPMENT PLAN CONTEXT

4.1 A review of the development plan context for the area would indicate the following policies are relevant:

4.2 National Policy Guidance

4.2.1 With the publication of the National Planning Policy Framework (NPPF) on 27 March 2012 all principle PPS's have been replaced. The NPPF identifies a presumption in favour of sustainable development as a "golden thread" running through plan-making and decision-taking and at paragraph 49 states that housing applications "should be considered in that context".

4.2.2 The Framework document also says that "Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people". The Framework recognises that planning supports strong, vibrant and healthy communities by supplying the housing needed for present and future generations and advises that development "that is sustainable should go ahead, without delay".

4.3 Local Policy Guidance

4.3.1 Policy CP9 (Design Scale and location of development proposals) seeks to ensure among other things that new buildings are appropriate in the local context in terms of scale, mass, design, materials, layout and siting and that development does not adversely affect the amenity of neighbouring properties.

4.3.2 Policy CC02(Development Limits) allows for the development of land within defined settlements where this does not conflict with other policies.

4.3.3 Policy CP8 (Thames Basin Heaths Special Protection Area) refers to the impact of new development on the integrity of the SPA.

4.4 POLICY APPRAISAL

4.4.1 With regard to the general policies relating to development and design, the scheme proposal is considered to be an acceptable response to the site and to the area generally. The proposals would not significantly affect the amenity of existing properties and other design criteria contained in this policy have been addressed previously in this statement.

4.4.2 The site is level and the building would be built to comply with Part M of the Building Regulations and therefore it is considered that the house would be appropriate for people with disabilities.

4.4.3 The site is located within the defined settlement and where the proposal does not conflict with other plan policies, the principle for residential development is also considered acceptable with regard to Policy CC02. Certainly the site is within a sustainable location where national policy guidance seeks to ensure that new development is located. In this regard, we consider this to be a sustainable development that “should go ahead, without delay”.

4.4.4 Policy CP8 is considered to be complied with, in the respect that the application deals with a replacement dwelling and therefore the impact of the development on any SPA is negligible. The applicant acknowledges that the proposal may impact on the existing level of infrastructure in the area and would be prepared to accept charges in the form of a CIL payment as defined under the Community Infrastructure Levy Regulations, to provide necessary and relevant contributions to offset those impacts.

4.4.5 Further to the above, the proposals would also provide the opportunity to incorporate some of the principles of energy and resource conservation.

5 SUSTAINABILITY

5.1 Energy and CO2 emissions

5.1.1 It is important to recognise that the make up of the external walls, roof and elements of glazing are critical factors in storing energy (thermal mass) and reducing the need to heat a building through air leakage. Good building practice standards will be applied together with very high insulation values to create an excellent SAP rating. Materials to be used in the construction would consist of brick and clay tiles and with the use of high value insulants throughout the building. It is anticipated that photo-voltaic panels will be installed upon the flat element of the house roof.

5.1.2 It is proposed to use low energy lighting throughout the building and we are considering the use of light fittings that only take low energy LED bulbs to ensure the use of LED bulbs throughout the life of the buildings. Any external lighting can be controlled by PIR and daylight cut-off sensors. If white goods are to be provided as part of the finished package they would be 'A' rated.

5.2 Water

5.2.1 Water saving devices such as aerating taps, low flow showerheads and low capacity WC's will be used throughout the dwelling in order to reduce the amount of water used in a day.

5.2.2 It is intended to fit water butts to the rainwater down pipes for watering the gardening and general cleaning. Water butts are the simplest and most cost effective form of capturing rainwater and it has been estimated that garden watering can account for as much as 70% of water used in hot weather conditions. Standard 200 litre butts would be used.

5.3 Materials

5.3.1 It is important to recognise the level of emissions created by choosing the wrong materials that create high levels of greenhouse gas through the manufacturing process. The applicants are very aware that it is important to pick locally sourced and processed materials and labour where practicable and avoiding the use where possible of steel, concrete blocks and upvc. Recycled materials would be sought and used where practicable.

5.4 Surface water run-off

5.4.1 According the Environment Agency's Interactive Flood Maps, the site does not lie within an area liable to flooding.

5.4.2 As noted above, surface water from the roof would be captured in water butts and used appropriately and porous/permeable surfaces would be incorporated within the landscaped and parking areas.

5.5 Waste

5.5.1 Provision would be made for waste and recycling bins appropriate to the form of development proposed. Certainly there is adequate space within the garden for occupants of the dwelling to compost food waste and it is hoped that they may utilise such things as Green Cones, which are a contained and discreet method of composting. It is not considered appropriate, however, to include such facilities within the scheme as this may be a personal choice initiative.

5.6 Pollution

5.6.1 We are considering the use of an air source heat pump system to convert the stored solar energy in the ground and/or air. This is a clean efficient cost effective alternative to fossil fuel usage. It can generate a vast proportion of the energy requirements for heating.

5.6.2 It is noted that Part L1A of the Building Regulations came into force in October 2010 which now requires buildings to show reduced emissions of 25% over 2006 buildings, and it is considered to provide certainty that the houses will be built to that level as a minimum.

5.7 Health and Well-being

5.7.1 The houses are provided with an appropriate level of amenity space to the rear which is generally flat and private and therefore wholly useable.

5.7.2 With appropriate landscaping to be secured by condition it is considered that the dwelling would comfortably provide for the needs of a family in an attractive and private setting within relatively easy access by modes other than the private motor car to a range of shops and services commonly found in large towns.

5.8 Management

- 5.8.1 During construction appropriate measures would be put in place to ensure the health and safety of construction workers and to minimise disruption to neighbouring properties.
- 5.8.2 Appropriate working hours could be achieved by a condition of consent and it is proposed here that those hours be restricted to 8.00am – 6.00pm Mondays to Fridays, 8.00am – 1.00pm on Saturdays and no work on Sundays or public holidays unless the prior consent of the local authority has been gained.
- 5.8.3 Appropriate measures would be taken to minimise noise, dust and detritus emanating from the site during construction and to ensure that the public highways are kept clear.

5.9 Ecology

- 5.9.1 There is not considered to be any significant ecological value attached to the site at present however ecological enhancements such as bat or bird boxes, log pyramids and additional tree planting could be secured by means of an appropriately worded condition of consent.

6 CONCLUSION

- 6.1 It is considered that this statement together with the submission plans show that the proposed development would not cause any significant detriment to the existing character of the area within this sustainable location.
- 6.2 The proposed dwelling would provide a high degree of amenity value for future occupiers and would not cause any significant detriment to the amenity currently enjoyed by adjacent occupiers.
- 6.3 The proposal is considered to be acceptable on highway grounds and access would comply with all standards relevant to such a development.
- 6.4 The site is located within the settlement boundary and close to the village centre and public transport connections and would make more efficient use of the land in this sustainable location. This statement has put forward a

justification for the proposal based on national and local plan policy and an assessment of the existing character of the area and it is considered that the proposal as submitted is an appropriate response to that assessment and would provide for an attractive development for existing and future generations.