

Design and access Statement :

6, Old Bath Road, Sonning, Reading, Berkshire, RG4 6TA

Initial Assessment

This application seeks consent for the detached dwelling at 6 Old Bath Road to make it a bigger house.



Local Area Analysis Area/village name: Sonning, Berkshire Description of area & surrounding buildings:

Sonning village is at a crossing point of the River Thames, where the narrow arched Sonning Bridge on the B478 crosses the river to the hamlet of Sonning Eye on the Oxfordshire bank. Just upstream of the bridge is Sonning Lock. The old village is now joined to further housing along Pound Lane and the A4 Bath Road. It lies some four miles east of the major town of Reading. In other directions, this would put it within the Reading suburban sprawl, but Sonning remains a clearly delineated small

village. Most of the village together with the grounds of Reading Blue Coat School forms a Conservation Area.

Planning History

No previous records

Principle of development and established need :

Sonning Parish was designated as a Neighbourhood Area on 24 October 2019. The application site lies within an established residential area of mainly two storey detached dwellings. The proposed creation of a new 5 bed unit which would improve the provision of housing in the area should therefore be considered favourably.

Standard of accommodation :

The new dwelling would provide a good standard of accommodation. The proposed dwelling meets all Internal Space Standards laid out in Policy TB07 from the Wokingham Development Plan .

Design

It is proposed to improve the existing detached dwelling and replace it with a larger detached home with 5 generously sized bedrooms. The style of the property will have a similar style to the surrounding renovated properties in that it will be a contemporary take on a characterful style. The dwelling will be brick finish with aluminium slim-line double glazed sash-style windows. The scale will be appropriate to the style and the proposed roof height and style will be typical of the era. A rear 'extension' will be built out of stone and glass.

The scale of the new property has been carefully considered to ensure a sufficient distance is kept from each side boundary, a suitably sized rear garden is retained and the existing front building line is maintained. The height has also been considered so as not to look out of place on the existing street-scene. It is proposed to connect to the existing mains drainage.

Access

The existing vehicle and pedestrian access will be retained.

Landscaping & Drainage Permission

is only currently being sought for the construction of the dwelling. The existing landscaping and access will be kept as per existing for the purposes of this application. Any proposed changes to this will be submitted for permission at a later date if required. Waste The site has adequate facilities for storage of refuse facilities. The storage capacity for residential development requires: • 60 litres storage capacity per bedroom (up to a maximum of 120 litres) • 60 litres storage capacity per household for co-mingled dry recyclables (collected via 240 litre wheeled bins) This will not be changed unless specifically requested by the Local Authority.

Energy Statement :

The new build will use modern, efficient materials and sustainable principles throughout to justify the embodied energy of the build against lifetime energy savings made. Scheme to include: Air Source Heat Pump .High Levels of insulation and air tightness natural cooling and ventilation Low energy light fittings Rainwater Collection Butts , Water saving taps and flow regulating access valves Dual flush sanitary systems Low E, Argon gas filled double glazed windows Sustainably sourced soft wood joinery In terms of the Building Regulations the heat/energy loss of all individual elements of the building such as walls, floors, windows, etc. have all been designed to either meet or exceed the requirements of the regulations. This equates to a vast improvement in energy efficiency and lower running costs over the life span of the houses.

Paragraph 12 of the NPPF states that: "Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise". The material considerations on this scheme warrant a special case approach. These include

A traditionally designed house with sustainable technologies and high levels of insulation and air tightness Improvements to the site's ecological value and aesthetic value to the local .

In line with these material considerations NPPF para 55 states ; "To promote sustainable development in areas, housing should be located where it will enhance or maintain the vitality of local communities.

This Design and Access document supports and demonstrates a sensitive and positive redevelopment of the land at Old Bath Road. The development would add to the character of the area and compliment the road whilst remaining inconspicuous. It is offered that the site warrants a 'special' case approach and that it is suitable for development following the Reading Borough council "Sensitive infilling of small gaps within small groups of houses or minor extensions to groups may also be acceptable though much would depend on the character of the surroundings and the number of such groups in the area".

The detailed design and planning work undertaken by this full application has demonstrated the site comfortably accommodates the home with adequate amenity spaces whilst not dominating the existing land and rural character surrounding the site. The house will be energy efficient and designed to allow occupation throughout a lifetime with generous door sizes, corridors and the adaptation potential to allow disabled support. Sustainable technologies with high levels of insulation to ensure low running costs in the future. The scheme's high standards of construction and long term sustainability could provide a positive addition to the area and wider community and as such it is submitted for full planning approval.

Conclusion

The proposal provides an attractive and congruent detached dwelling to the existing street which already benefits from newly built and newly renovated properties displaying similar characterful contemporary designs. The proposal appears to comply with council policies and therefore should be considered acceptable in terms of its impact on the subject site and surrounding area.