

Design and Access Statement
Land to the rear of Carlton and Campana House
Burghclere, RG20 9JN
September 2023



Aerial View

LOCATION & BACKGROUND

The site lies to the rear of Carlton House and Campana House, Harts Lane Burghclere. The site lies within the settlement boundary of Burghclere and therefore, subject to other material considerations, the principle of residential development is acceptable. This has been confirmed through previous pre-application enquiries and subsequent outline application was approved at appeal in October 2020. - ref APP/H1705/W/20/3251221.

PROPOSALS

This application is a reserved matters submission following on from and in line with the appeal approval above for 2 new residential properties.

The new houses are sited to provide a good level of separation to maintain amenity, privacy and outside space for both the existing frontage properties and the potential new occupants to the rear. The layout remains largely as proposed under the outline application and retains the same relationship to the site and the established TPO Boundary.

ACCESS

The existing access to Carlton House is to be retained whilst the current drive linking Campana House to Harts Lane is to be closed and replanted to continue the existing hedge line. A 3.5M wide private drive with 5.5M x 10M passing bay and entrance sections as indicated on the plan. The houses will have shared entrance and drive area to allow for access and egress for service and emergency vehicles but retain their own private parking and turning area, along with a detached single garage. The location of the new access remains as proposed and approved and allows for the required sight lines applicable to Harts Lane (as confirmed by our highway engineer) and these are indicated on the site layout drawing.

SUPPLEMENTARY REPORTS

In addition to the submitted detailed plans and elevations attached to this application, the original specialist reports and proposals submitted as part of the original application and the subsequent appeal have been enclosed. These documents and proposals were discussed and agreed with the LA's own internal consultees during the course of the original outline submission and therefore remain part of the overall proposals to be retained and included within this detailed application.

The supporting information/reports included as part of this submission cover the following areas,

Topographic Survey
Highways sight line overlay
Biodiversity Report
Arboricultural report



Existing site frontage to Harts Lane



CONCLUSION

The proposals contained within this application mirror those submitted as part of the original outline application and subsequent appeal. The principle of development on this scale and form having been established, we now seek to formalise the detailed aspects of the application so that the project can then be taken forward to completion.

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