

RIDGE

MULTIDISCIPLINE PROPERTY AND
CONSTRUCTION CONSULTANTS

Rose Cottage, Reading Design and Access statement

February 2023



Rose Cottage
2 Champion Road
Lower Caversham
Reading
RG4 8EL

Prepared for

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INTRODUCTION

1. INTRODUCTION

1.1 Purpose of this Document

Following the full planning permission No. 220597, this Design and Access Statement (DAS) accompanies a Householder Application for an alteration of the roof of the permitted extension at Rose Cottage, 2 Champion Road, Lower Caversham, Reading, RG4 8EL. This DAS is intended to achieve the following:

- As a design tool, they help to ensure that development proposals are based upon a thoughtful and rigorous design process. It is intended that statements should evolve throughout the design process and that this will improve the quality of the proposals.
- As a communication tool, statements allow the applicant to explain the design process and justify their proposals. In turn, statements help those assessing the application to understand the design rationale that underpins them.

The DAS is produced in accordance with the guidance published by the Design Council, further information can be found on this link <https://www.designcouncil.org.uk/resources/guide/design-and-access-statements-how-write-read-and-use-them> and includes an analysis of the existing site and context, relevant planning background and policies and a description of the design rationale and assessment of the site's accessibility and transport. It should be read in conjunction with all other documentation included with the application submission.



Figure 1-1. Aerial Site Location Plan (Indicative boundary)

1.2 Site location, overview and description

The application site is located in Lower Caversham, on Champion Road and 0.023 Hectares (Ha) and 0.056 Acres (Ac) in area. The site is currently used as a residential dwelling. The site corners the turning off of Champion Road (to the north) onto Piggotts Road (to the east). The existing property boundaries are a picket fence running along eastern elevation facing Piggotts Road, a close board timber fence to the rear of the property, and a brick wall alongside the northern and the western boundaries. The surrounding houses are mostly two storey and 2.5 storey terrace dwellings, with three storey flats located at the end of Piggotts Road. These are of a traditional style, some with flat roof extensions or other more modern additions. The building is entered from Champion road with a garden entrance gate, as well as a gated access suitable for parking a single car, this gate also has a dropped kerb. The front of the site is bordered with a feature brick wall and an arched garden gate.

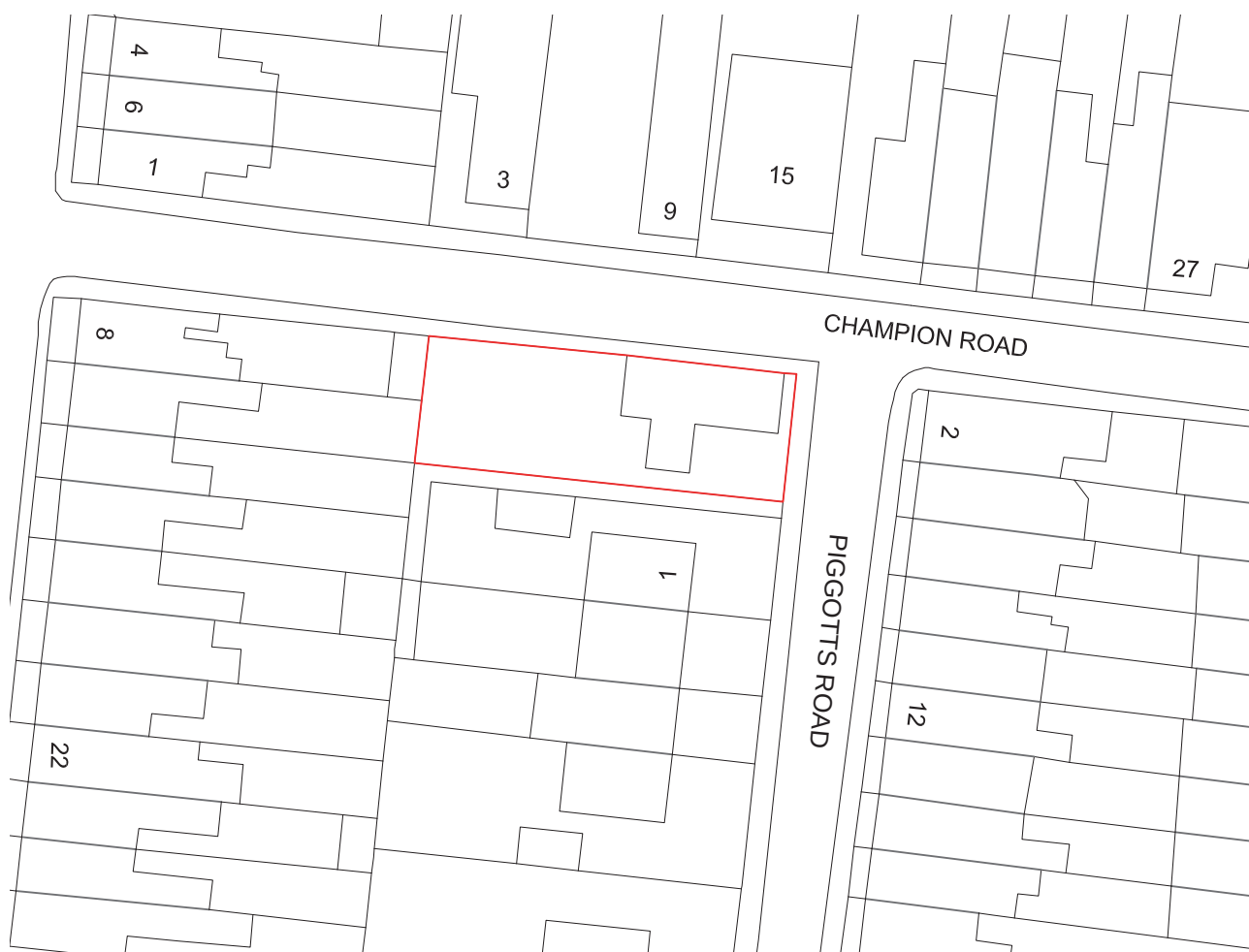


Figure 1-2. Site Location Plan (Not to Scale)

2

TECHNICAL ASSESSMENT

2.2 Surrounding Site Photographs



Figure 1-4. View A - Caversham Hall



Figure 1-5. View B - View toward St John's Church (Gosbrook Road)



Figure 1-6. View C - New Development on 357 Gosbrook Road



Figure 1-7. View D - 4 Montague Street



Figure 1-8. View E - Champion Road, adjacent to the site from the north



Figure 1-9. View F - To the south of the site (Piggott's Road)



Figure 1-11. View G - Heron Island Flats



Figure 1-10. Key plan

2.3 Site Photographs



Figure 1-12. A - View towards Site Entrance



Figure 1-13. B - View Towards Rose Cottage Side Car Entrance



Figure 1-14. C - View towards Rose Cottage from Piggotts Road



Figure 1-15. D - View towards the southern elevation from Piggotts Road



Figure 1-16. E - Southern Site Boundary with access to no. 3 and 5 Piggotts Road



Figure 1-17. F - Lower southern elevation



Figure 1-18. G - View toward western elevation



Figure 1-19. H - View from the garden towards Rose Cottage



Figure 1-20. I - View into the garden facing west



Figure 1-21. J - View towards eastern boundary



Figure 1-22. K - View toward the rear of the garden

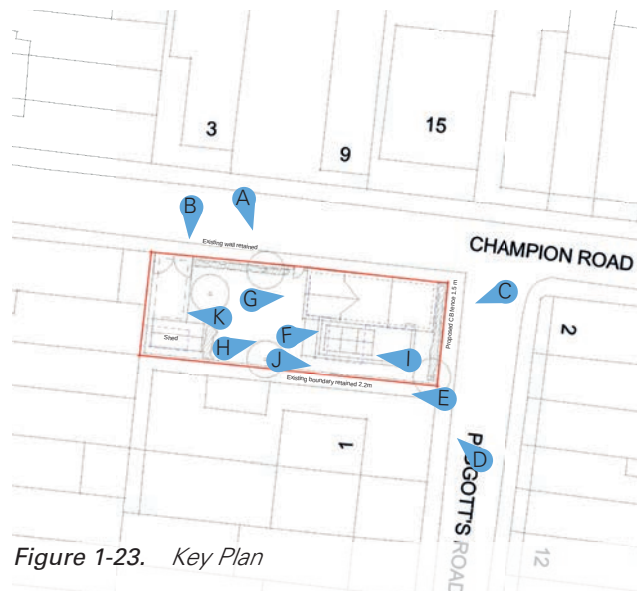


Figure 1-23. Key Plan

2.4 Existing Property

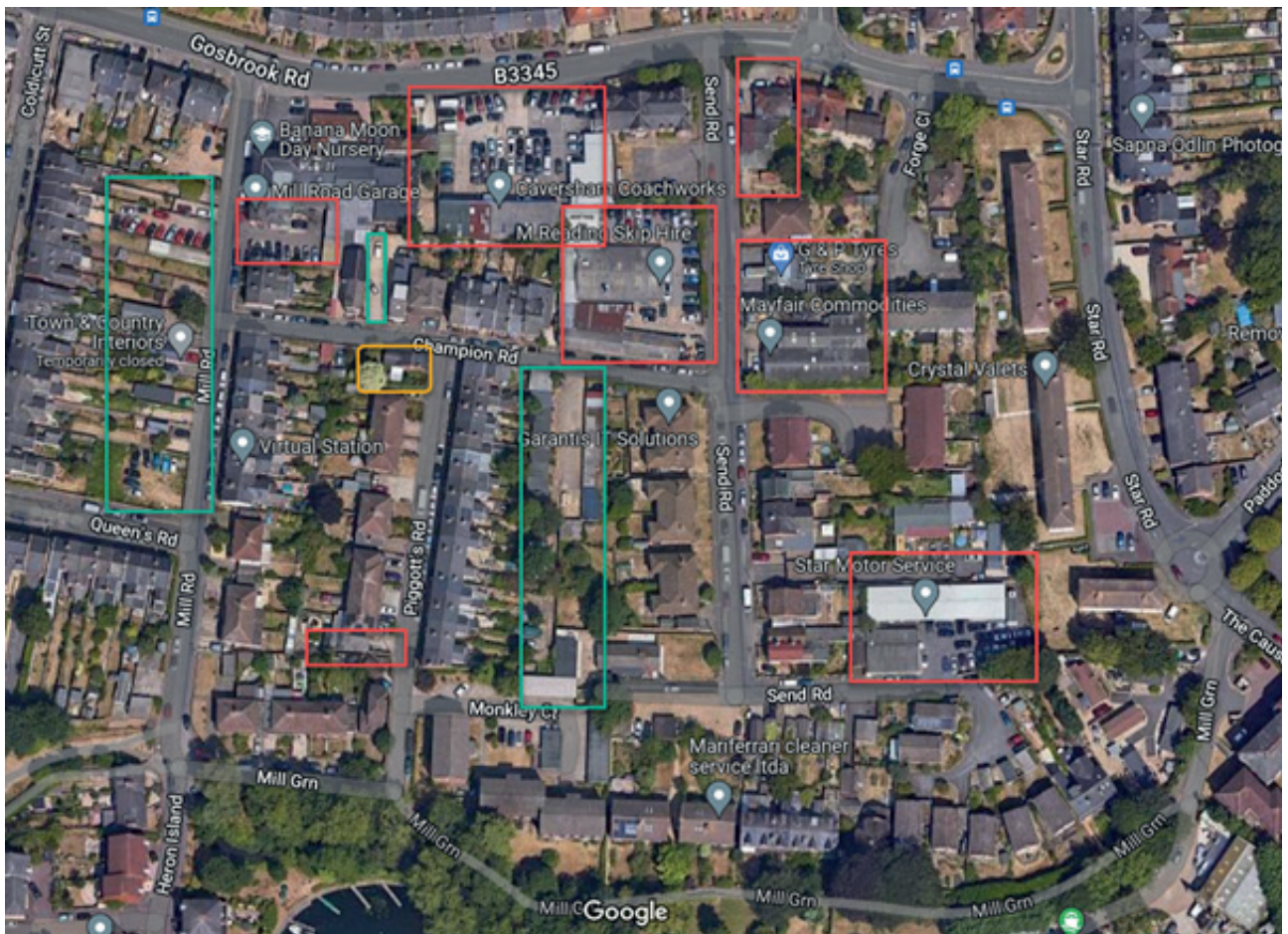


Figure 1-24. Existing Site Plans and Elevations (Not to Scale)

2.5 Analysing the Context

The rear extension is to a detached dwelling on the junction between Champion Road and Piggott's road.

The surrounding buildings are of varying styles and sizes, residential as well as commercial. The character and pattern of the neighbouring properties are varied as shown throughout this document and represent a diverse mix of pitched and flat roofs.



 Private flat-roofed garages

 Commercial premises, mainly for motor and vehicle repairs.

 The application site





Example 1 shows how a large expanse of the flat roof on a busy street frontage and intersection visible from several angles can be successfully integrated into the street scene.



Example 2 is the dwelling facing the property. It has a flat roof extension to the rear which is clearly visible from Champion Road.



Examples 3 and 4 provide a visual of the immediate area, showcasing the varied styles and uses.

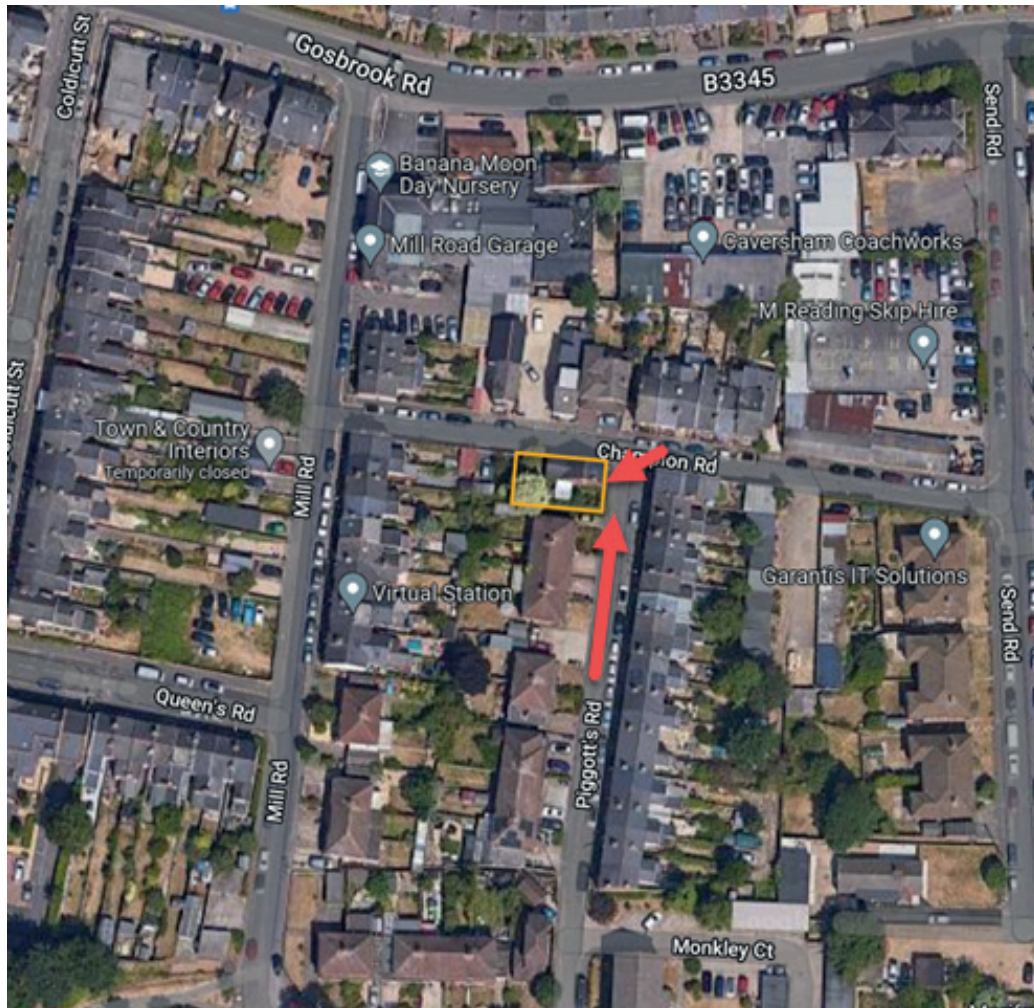


Example 5 shows a flat roof dormer extension completed at the end of 2021 visible from Mill Road although the design creates no architectural interest and goes against the guidelines of the “design guide to house extensions”.

2.6 Impact assessment on the area and the existing property

The proposed rear extension is visible from Piggott's Road when facing north only, and from the intersection between Champion Road and Piggott's Road when facing West only.

Piggott's Road is a very low-traffic road which opens onto a private road.



The proposed flat roof will be lower than the current approved pitched roof and therefore will respect far better the existing property:

- It will avoid trying to awkwardly the design of the original 19th century cottage and pretend it is part of the original house
- It will put a clear difference between the original 19th-century house and the 21st-century extension by giving them their own identity
- It reduces the height of the extension by 1.65m and therefore it's mass

An example of such an extension which tries to copy the existing design with a modern pitch roof is visible on Champion Road directly opposite the property. This shows what the client wishes to avoid by suggesting a flat roof as opposed to a pitched roof.



2.7 Local Planning Policy

2.7.1 Design Considerations:

- The Development Plan for the area is made up of national planning guidance contained in the National Planning Policy Framework (NPPF), and the adopted documents forming part of the Local Development Framework. Particularly, in this case, the Reading Borough Local Plan and supporting Policies.
- **Policy CC8** states an extension to a house will be acceptable where it will not cause a significant detrimental impact on the living environment of existing or new residential properties.
 - The pitched roof design forces the owners to lose the south-facing window on the second floor which provides natural light and aeration, therefore, creating a loss of natural light to a habitable room of the existing property.
- **Policy CC7** (Design and the Public Realm) requires that all development must be of high design quality that maintains and enhances the character and distinctiveness of the area of Reading in which it is located. As shown previously, the area has various styles of buildings for residential but also commercial use.
 - We aim to reinforce the distinctiveness of the area and celebrate the heritage and evolution of the building over time, creating a place with its own identity as opposed to trying to copy what was previously created. We believe it would detract from the character and appearance of the existing dwelling as opposed to complementing it.
 - As stated in **paragraph 4.1.29**, the proposal “involves the highest quality design that is sensitive to, and contributes to enhancing the character of the area in which it is located.”
 - As stated in **paragraph 4.1.30**, good design is a key aspect of sustainable development [...], planning should ensure that developments will function well. The pitched roof design option interferes more than a flat roof design with the existing building and creates risks of water ingress and maintenance issues. The flat roof additionally allows for easy access to the existing roof and chimney for maintenance.
- The **design guide to house extensions supplementary planning document** states that new extensions should complement the existing ones and not appear overbearing. It also informs that development that enhances the street scene through high-quality design will be considered favourably.
 - The flat roof reduces the height of the extension by 1.65m and therefore it's mass.
 - High-quality design should not be discounted purely on the basis that it does not fit within a street scene.
 - High-quality design that enhances the street scene may still be acceptable where it provides a visual difference to the existing character and appearance of the surrounding area. For areas that are lacking in character, it is for proposals to improve upon this and enhance the area.
 - As stated in the document, high-quality design that enhances the street scene may still be acceptable where it provides a visual difference to the existing character and appearance of the surrounding area. For areas that are lacking in character, it is for proposals to improve upon this and enhance the area.

2.7.2 Renewable Energy and Climate Change:

- As stated in the foreword of the Reading Borough local plan from **Councillor Tony Page**, “In particular, this Council declared a Climate Emergency in 2019 and set out its commitment to work towards achieving a carbon neutral Reading by 2030. We are proud in Reading to be in the top 5% of local authorities in Britain for cutting carbon emissions”. The 2050 vision envisages a place where low-carbon living will be the norm.
- **Chapter 4.1** states that a positive approach to considering development proposals will be taken, which reflects the presumption in favour of sustainable development.
- **Policy CC2** (Sustainable Design and Construction) states that the incorporation of sustainable design and construction techniques is essential. Proposals for new development and the redevelopment and refurbishment of the existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care while taking account of climate change.
- The importance of implementing sustainable energy is also underlined in the **National Planning Policy Framework** as well as **Policy CC3** (Adaptation to Climate Change).
 - The flat roof design allows for the installation of six south-facing solar panels producing 2178kWh per year initially. This would cover 85% of the current electricity usage of the existing building.
- **Policy CC3** (Adaptation to Climate Change) states additionally that all development shall minimise the impact of surface water runoff from the development as the Borough is vulnerable to flooding from surface water run-off.
 - A flat roof design enables the use of Leca Lightweight Aggregate (LWA) which helps delay water run-off.

3

THE PROPOSAL

3. PROPOSAL

3.1 The Proposal

The proposal is for an alteration of the roof of the extension permitted under the full planning application ref. no. 220597. The permitted application allows for a side extension of the existing dwelling. The application has been attached to this document for the reader's reference.

The permitted pitched roof is to be replaced by a flat roof which would allow the proposal to fulfil additional sustainability principles, as well as reduce the bulk of the extension making it more subservient. All other elements are to be in line with the permitted.

The proposal concerns Champion and Piggotts Roads which are both mostly made up of terraced houses. Privacy to the rear garden is maintained as the existing maple tree and rear boundary fence are both retained to the eastern boundary in line with the permission. The site layout is to follow closely the permitted scheme.



Figure 1-25. Coloured Site Plan

3.2 Design, Form and Scale

The design takes notes and elements from the surrounding area of Caversham and Reading and incorporates a greater number of sustainability options in comparison to the permitted pitched roof. The development also seeks to enhance the street scene through the implementation of high-quality design and modern additions, as well as to fulfil the sustainability principles outlined in the Local Plan of the Reading Borough Council and National Planning Policy Framework.

In section 6 of Reading Council's Design Guide to House Extensions Supplementary Planning Document (SPD), it is noted that 'consideration needs to be given to the size of the existing dwelling and what is considered subservient to the existing dwelling'. The flat roof is 1.65 m lower than the permitted pitched roof. As such, the mass of the extension can be reduced and through that it becomes even more subservient to the existing building, complimenting it and avoiding any overbearing. The flat roof is subtle and does not detrimentally take away from the existing setting, seeking to minimise the impact on the neighbouring properties. The flatted roof form complements the existing pitched roof and breaks up the built form.

The SPD highlights the importance to avoid overlooking, overshadowing and overbearing, which have all been considered. The proposal retains the existing maple tree in the garden obscuring views into and out of the property's amenity space which is in line with the permitted scheme. The form is shorter and set back from the street scene which avoids any overbearing.

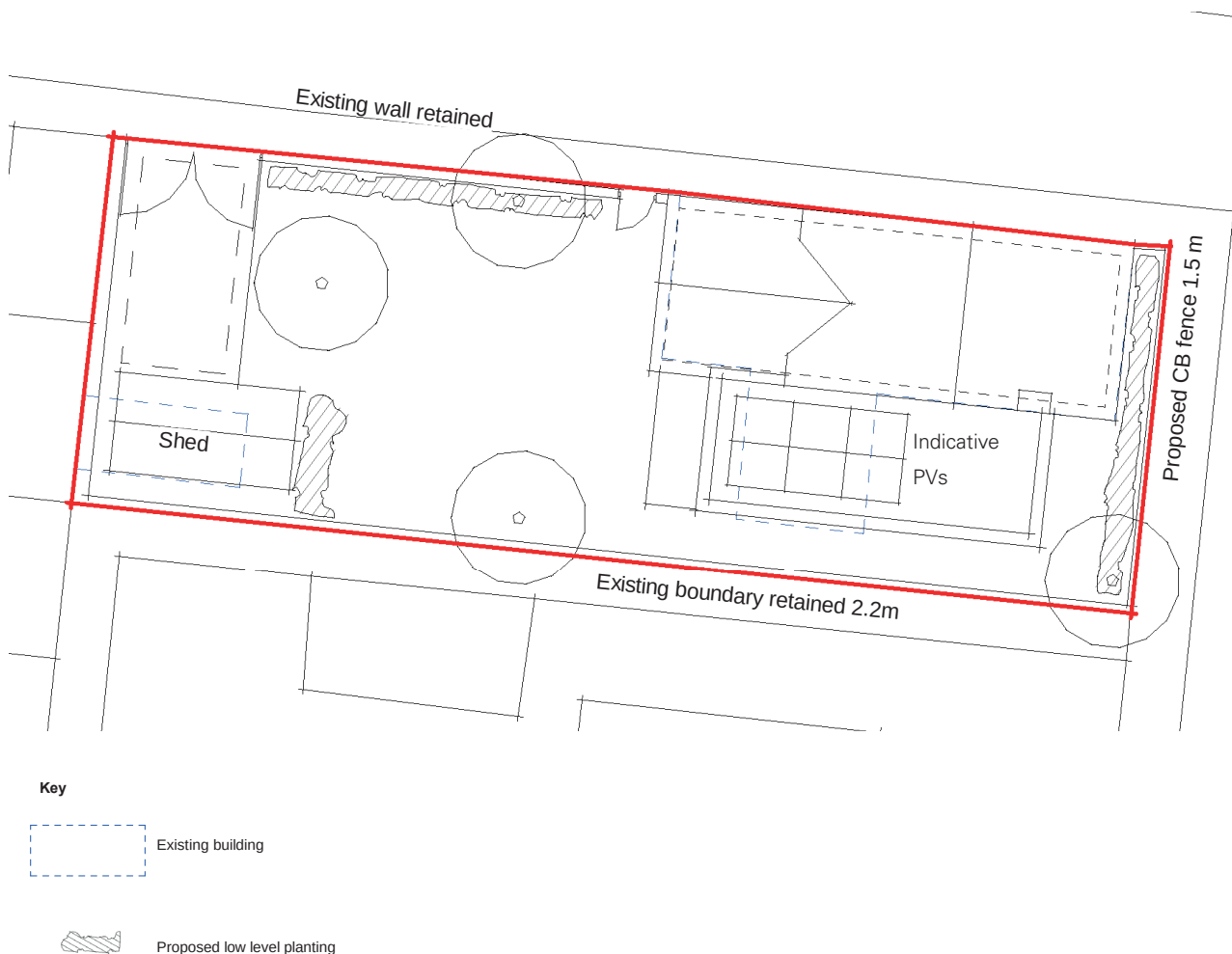


Figure 1-26. Building Site Plans

3.3 Appearance

The flat roof form of the extension is influenced by local characteristics such as those found on Gosbrook Road and Montague Street. The materials seek to enhance the local street scene and vernacular following Section 6 of the Reading Council's Design Guide to house extensions SPD 'For areas that are considered lacking in character, it is for proposals to improve upon this and enhance the area'.



Figure 1-27. Local flatted forms on Gosbrook Road and Montague Street



Figure 1-28. Example material palette images

3.4 Energy Efficiency

The following demonstrates how the proposal aims to improve its existing energy use as well as outlines the proposed energy usage. The following measures are to be incorporated to ensure energy efficiency:

- Materials- materials will be sustainably sourced and have low-carbon attributes. The proposed will have a fabric-first approach with highly insulative properties.
- Energy use- the existing energy source for the property will remain. It will be additionally supplemented through solar panels installed on the flat roof of the extension. These are expected to fulfil 85% of existing energy needs.

3.5 Proposed Plans and Elevations

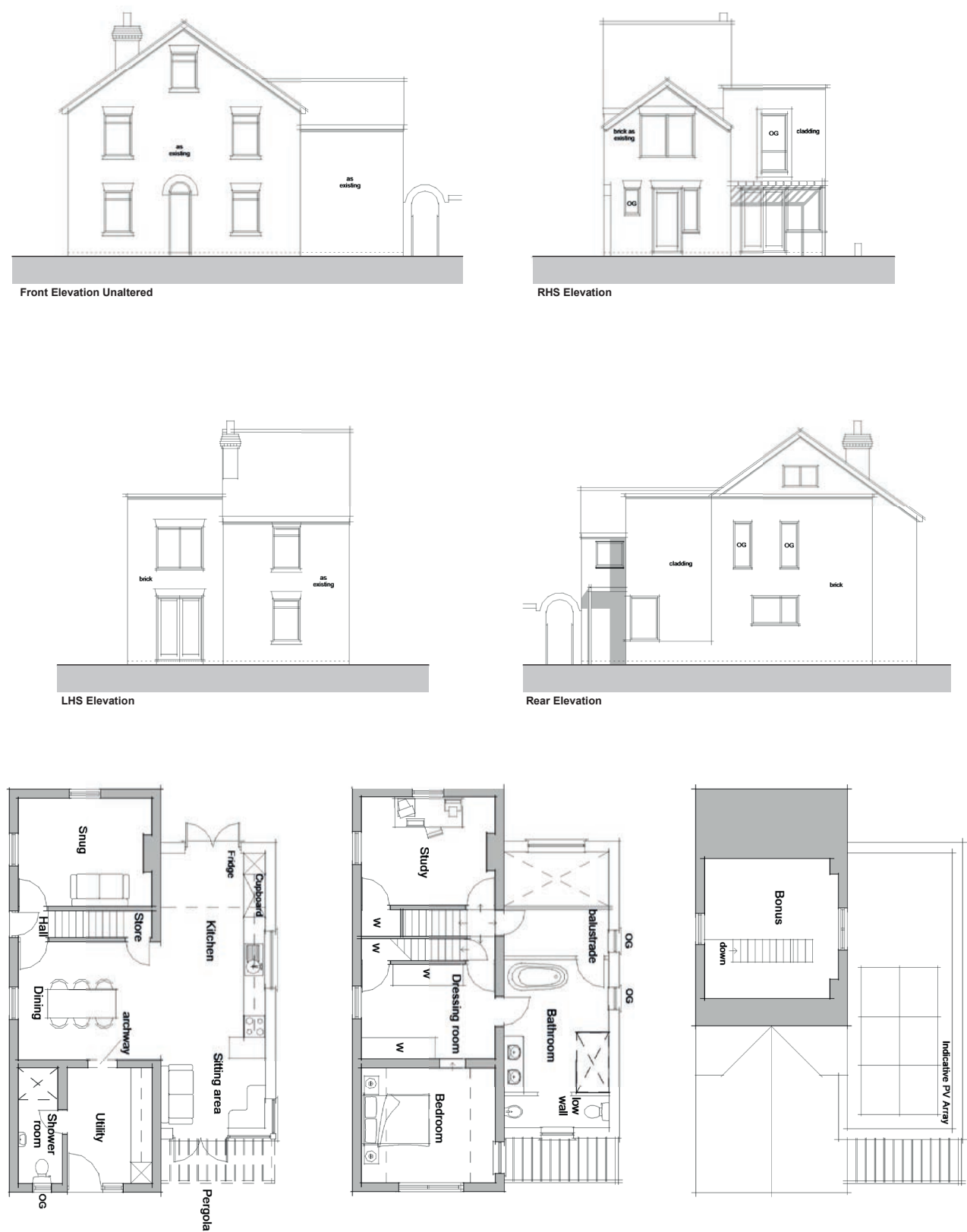


Figure 1-29. Proposed floor plans and elevations

3.6 Proposed Coloured Street Scene



The above indicative coloured street scene shows the proposed materials and the associated landscaping and boundary treatments.



1. Stafford blue brick

3.7 Drainage and Services

The proposed foul and surface water drainage connects to the existing drainage that currently serves Rose Cottage which is in line with the existing permission.

3.8 Access

The existing access to the property and parking off Champion Road is to be retained which is in line with the existing permission.

3.9 Trees

The site has a maple tree along the southern boundary which is to be retained and is in line with the existing permission.

4

CONCLUSION

4. CONCLUSION

4.1 Summary

The proposal for Rose Cottage proposes a replacement of the permitted pitched roof with a flat roof allowing the installation of solar panels that are expected to fulfil 85% of existing energy needs, as well as reducing the height of the roof by 1.65 m thus reducing the mass of the extension and making it even more subservient to the existing house.

The scheme looks to be a positive addition to the site and has been designed to modern-day family living standards.

4.2 Associated Drawings and Documents

The below drawings are to be read in conjunction with this DAS and the wider planning application.

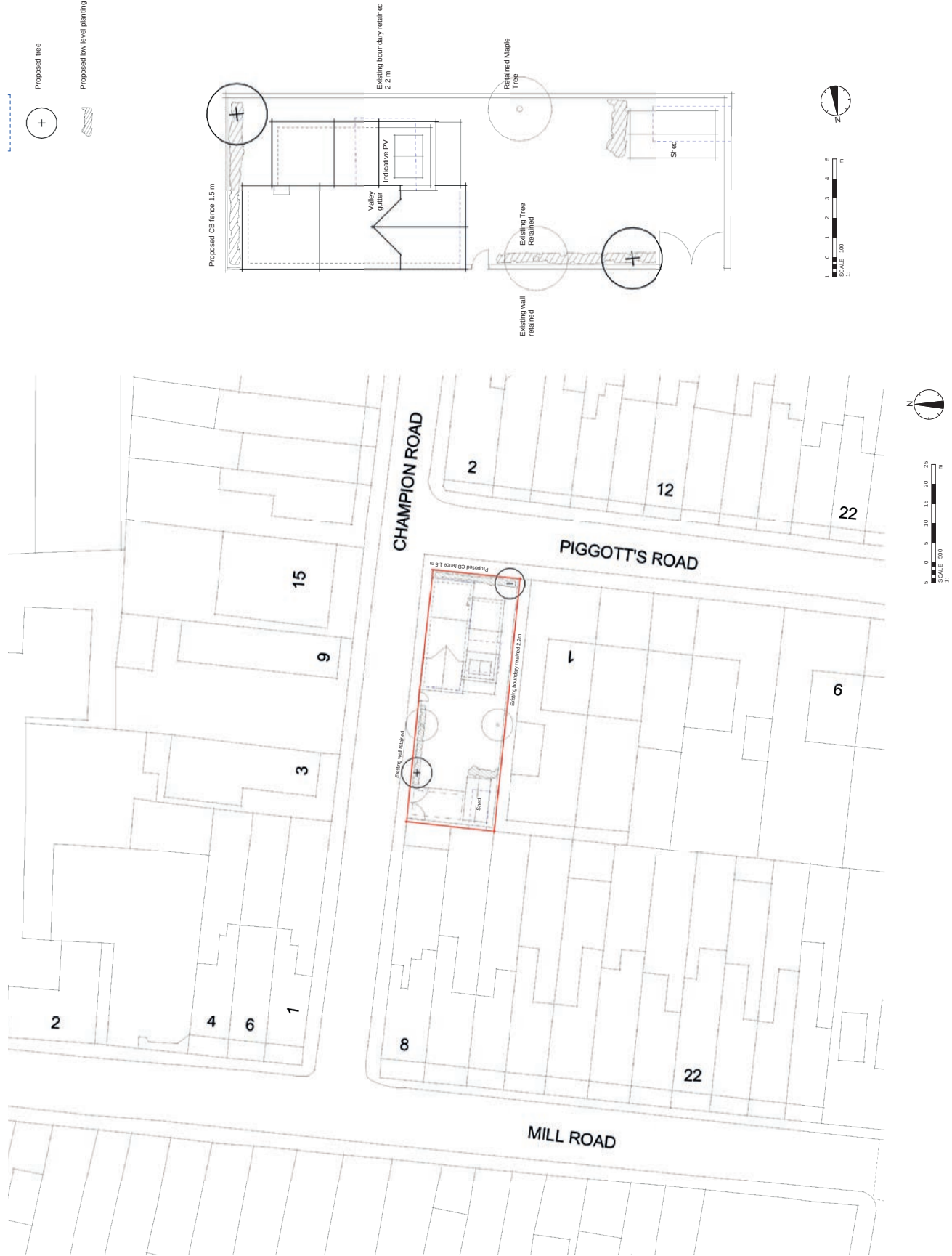
- 5017737-RDG-XX-ST-PL-A-0001-D - Block Plan & Proposed Site Plan
- 5017737-RDG-XX-ST-PL-A-0101 - Site Location Plan
- 5017737-RDG-XX-ST-PL-A-0105-C - Coloured Site Plan
- 5017737-RDG-XX-XX-EL-A-0100-A - Proposed coloured street scene
- 5017737-RDG-XX-XX-PL-A-0109-E - Proposed Floor Plans and elevations
- 5017737-RDG-XX-XX-XX-A-0100-A - Existing plans and elevations

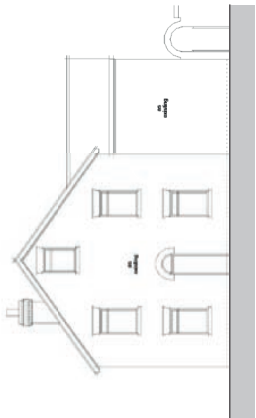
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APPENDIX

5. CONCLUSION

5.1 Permitted full planning application no. 220597.

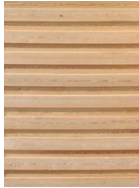




Front Elevation Unaltered

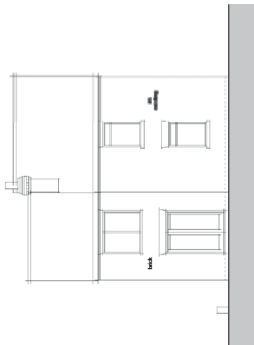


RHS Elevation

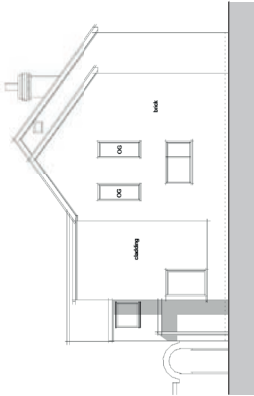


Timber Cladding
Natural/Neutral finish

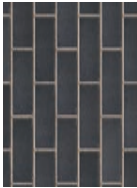
MATERIAL NOTE:	
WINDOWS -	Claremont
DOORS -	Colour TBC
WALLS -	Brick + Cladding



LHS Elevation



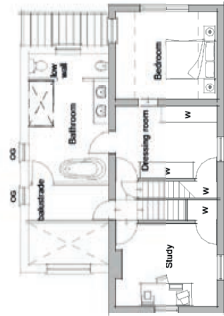
Rear Elevation



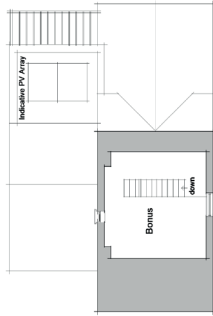
Brick
Stifford Blue



Ground Floor Plan



First Floor Plan



Second Floor Plan





Reading
Borough Council
Working better with you

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

APPLICATION FOR FULL PLANNING PERMISSION

To: Ridge and Partners
Beaumont House
59 High Street
Theale
Reading
RG7 5AL

Application No: 220597
Application type: Householder

Applicant: Shane and Francoise Miller

READING BOROUGH COUNCIL as Local Planning Authority GRANT FULL planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Renovation, internal remodelling and side extension. Replacement garden store with existing hard standing of the parking space retained.

At: 2 Champion Road Caversham Reading RG4 8EL

Subject to such conditions and for such reasons as may be attached

OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 11 November 2022

AA

Assistant Director of Planning, Transport and
Public Protection Services

Application At: 2 Champion Road Caversham Reading RG4 8EL

Application No: 220597

Application type: Householder

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms including that the cladding as approved should be Timber Cladding with a neutral/natural finish and the external materials as approved should be retained thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

3. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Drawing No: Drawing No: 0101 – Site Location Plan received 25th April 2022

Drawing No: 0105 Rev A – Coloured Site Plan received 20th October 2022

Drawing No: 0001 Rev B - Block Plan and Proposed Site Plan received 20th October 2022

Drawing No: 0109 Rev C – Proposed Floor Plans and Elevations received 11th November 2022

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the side elevations of the building/extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the

Date: 11 November 2022



AA
Assistant Director of Planning, Transport and
Public Protection Services

Reading Borough Local Plan 2019.

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
3. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
4. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:
www.communities.gov.uk/publications/planningandbuilding/partywall
5. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 11 November 2022



AA

Assistant Director of Planning, Transport and
Public Protection Services

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

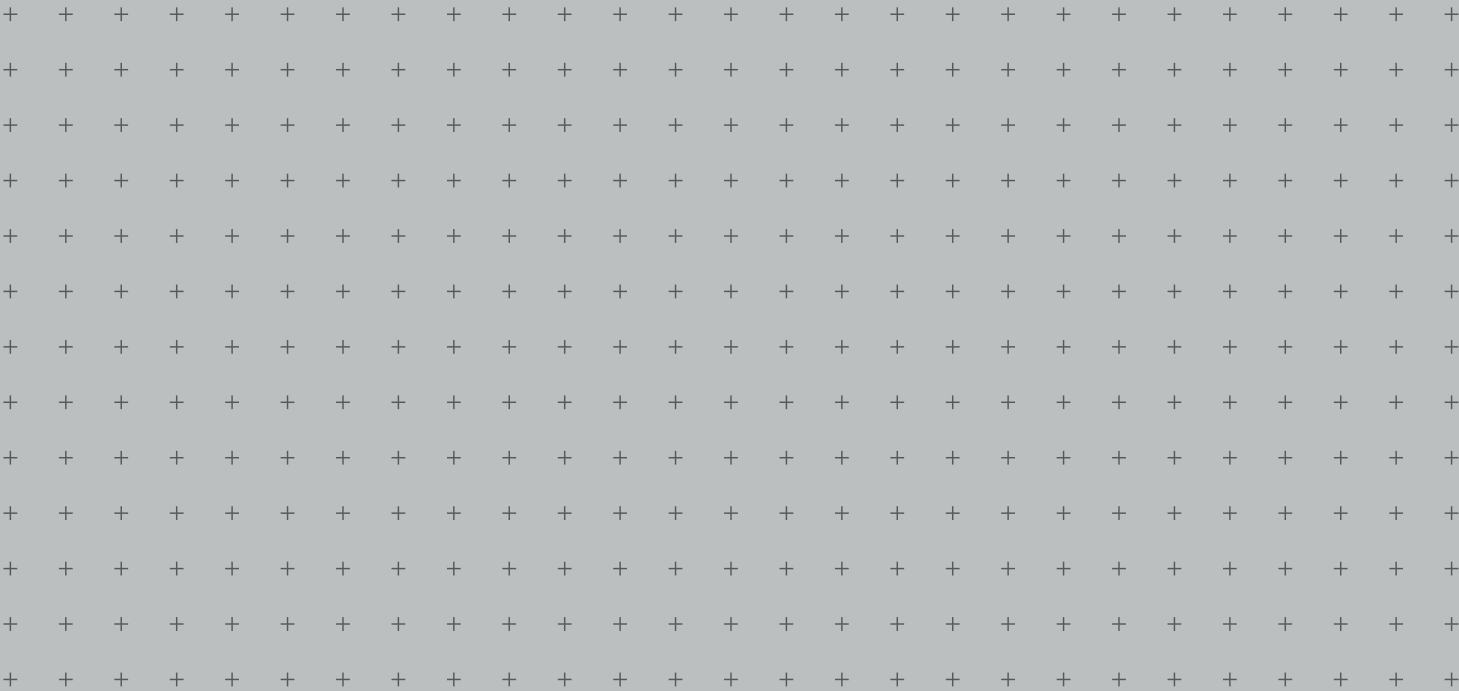
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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