

DESIGN AND ACCESS STATEMENT

20 BELLE VUE ROAD, READING ,

RG1 7TX



Front Views



Rear Views

The planning application relates to an end of terrace property in, **Reading borough, RG1**. Specifically, the works comprise: **Resubmission of previously withdrawn application (No. 221857), for the erection of two dormer windows to the rear roof slope.**

The subject property is an end of terrace house, located on the **Belle Vue Road**. It lies within the **Russell Street/Castle Hill Conservation Area**. The proposed work has been designed with due consideration to preserve and enhance the area's special character and appearance.

INTRODUCTION:

The existing building appears to be generally as old as the surrounding dwellings. The front and rear elevation are made of bricks. Gable walls and traditional windows are prominent features of the property. The property considers a good quality dwelling house in a desirable residential area. The surrounding locality is predominantly residential with dense vegetation.



Existing Site and its surroundings

The appearance and scale of the proposal has been designed with due consideration to the existing developments to the properties in the locality. It is the intention that the proposal will improve the appearance of the property and will not disturb the streetscape. In formulating our proposal, we have been mindful of the immediate vicinity and environmental context.

PROPOSED DESIGN:

The proposal involves erection of two dormer windows to the rear roof slope of the property, i.e. the resubmission of the previously withdrawn planning application (No. 221857). The proposed dormer windows would set in well within the original roof slope of the property. The proposal would not create bulky impact on the rear elevation of the property with reference to size, scale and location. The proposed rear dormer windows will not cause significant visual impacts and will not be overly visible or apparent from the street or from wider viewpoints due to the dense vegetation. The proportion and scale of the proposal would be no harm to the character or appearance of the area.

It is hoped that the proposal will be a quality amendment, in architectural terms, that will have a beneficial effect on the character of the building whilst respecting the rights of the neighbouring properties.

AMOUNT:

Specific to this application, the adjacent properties have made use of the generous space available within their roofs; have converted their attics into habitable space, to meet their needs. The proposed design would not affect the appearance of the building, and the street scene. The visual impact of the proposal will be negligible, and it will not detract from the established pattern of surroundings.

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LANDSCAPING:

The proposal is not of a scale or type to require specific structural or detailed landscaping.

LAYOUT:

The proposed layout makes the most of the opportunities, which exist at the site. By reconfiguring the general layout, a large, lighter, and better-configured space in the form of the proposed extension, is created. The house is an end of terrace property where a wide variety of similar developments by way of rear roof extensions exists in the vicinity. Hence, we regard our proposals to be in keeping with the local character of this area.

No adverse impacts anticipates on the neighboring property's daylight and sunlight by the position and scale of extension. Our design has fully considered the impact of development on the amenity of residents and the environment in general and it has taken this into account at all stages of the development process.

APPEARANCE:

All materials use in the construction of the proposed development would have carefully thought out in consideration of the surroundings.

ACCESS:

All the access to and from the property remains unaltered.

CONCLUSION:

It is considered that the proposed development would be in full accordance with the design and policies of the Council. The Design Statement has demonstrated that the proposed works are all appropriate for the site and surrounding area, in respect of the context, proposed materials and the adjoining properties. None of the proposed works unduly shade/affect the adjoining owner's amenity, and there are no overlooking issues with the design.

Due to the above, we would ask the Council to look favourably on this application.