

C4623

14 Buxton Avenue

Planning, Design and Access Statement

HOUSEHOLDER PLANNING APPLICATION

Planning

PROPERTY AND SITE

The house is a three bedroom semi-detached 1930's home in Caversham Heights, it is of a typical style of its era. It sits amongst similar properties in the street scene. The local authority maps do not identify and specific designations on the site.

SITE HISTORY

The house has been previously extended in a piecemeal way to the rear, with a conservatory across the full width of the original house and previous conversion of existing garage/outbuilding to form habitable space.

RELEVANT POLICY

In accordance with Reading Borough Local Plan Policy H9 (Housing Extensions and Ancillary Accommodation) the proposals have adopted design principles for the extension as set out in the Design Guide To House Extensions Supplementary Planning Document.

Design

USE

The proposals are to replace the existing extension and conservatory with a more modest rear extension to provide habitable space with improved comfort and more energy efficient building fabric. A two-storey side and front extension is also proposed.

AMOUNT

The single storey rear extension will reduce the footprint of the conservatory, squaring off the rear elevation. The two-storey side extension and front extension will create an additional bedroom and bathroom at first floor, and multipurpose room at ground floor level. A pitched dormer is proposed to provide sufficient headroom in the new ensuite bathroom.

LAYOUT

The layout of the house has been rationalised to create a more open plan family living space. The home office and utility spaces occupying the narrower parts of the building. The position of the extension is such that loss of light to neighbouring properties has been considered and mitigated. No increased overlooking is proposed, with the new ensuite bathroom window to be obscure glazed.

SCALE

The proposals are to extend towards, but not directly up to the neighbouring property and an accessible gap is maintained as well as roof shape hipped to avoid a terracing effect. The side extension is set back from the front elevation so as not to be overbearing on the existing house or neighbouring property. There are similar precedents for development of this kind along the street scene, with varying degrees of scale.

LANDSCAPING

There is no proposed loss of outdoor amenity at the site. Existing garden to the rear to remain largely untouched and no trees or biodiversity loss is proposed to enable the works. Access to the rear garden is retained down the right-hand side of the property.

APPEARANCE

Materials will be to match existing at the front of the property with details in keeping to respect the original design and style of the property. To the rear the intention is to render the single storey extension to tie it in with already converted garage/outbuilding wall, which needs refurbishment, the render finish will help to unite these elements. Features such as replacement of the existing flat roof above the first-floor bathroom and addition of the porch canopy are considered to improve upon the original appearance and enhance the character of the street scene.

Access

VEHICULAR / PARKING

The proposals will allow the site to retain two off road parking spaces.

INCLUSIVE ACCESS

A ground floor shower room and multipurpose room, which could double as ground floor bedroom if required for visitors with limited mobility improve upon the property's current accessibility.