

Design and Access Statement

Our Ref

RG30 2EJ

Report Date

30/05/2023

Address

45 Kent Road, Reading, RG30 2EJ

Proposal

Erection of a single-storey rear and side extension



1.0 Introduction

The applicant has appointed Express Planning Ltd. to prepare the necessary drawings and supplementary documents to pursue this Householder Planning Application.

This statement accompanies a Householder Planning Application and supporting documentation to indicate the erection of a single-storey rear and side extension at 45 Kent Road, Reading, RG30 2EJ.

This application and drawings demonstrate that we will comply with Reading Development Policies Plan and National Planning Policy Framework.

This statement should be read in conjunction with the drawings.

2.0 Planning Policy (National Policy, Reading Borough Local Plan (2019), A Design Guide to House Extensions SPG)

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

7.2 Rear extensions (SPG/SPD)

7.2.1 When designing a rear extension, it is important to consider established patterns, and existing extensions to other developments in the street scene. Rear extension proposals would likely not be supported if they demonstrate any of the following:

- Harm to neighbouring dwellings in terms of overlooking. This can be avoided in most cases by not having windows on the side elevations of rear extensions.
- Harm to neighbouring dwellings in terms of loss of light. This particularly applies to two storey rear extensions. Two storey rear extensions should not be closer than a line taken at 45° (60° for a single storey rear extension) from the middle of any window of a habitable room in a neighbouring property.
- Designs that do not complement the existing dwelling. For example, a proposal for a flat roof extension, where a pitched roof extension would better serve the character and appearance of the dwelling.
- The rear extension extends more than 4m from the existing dwelling. This applies to both single storey and two storey rear extensions. However, the acceptability of a rear extension in terms of length and height will be derived from the circumstances of the application site. In some cases, an extension of more than 4m may be acceptable, but this needs to be justified.
- The resulting rear extension would reduce the back to back distance between dwellings to under 20m for two storey developments, 28m for 3 storey developments.

7.2 Side extensions (SPG/SPD)

7.2.1 Two storey side extensions should be designed to be smaller in scale than the main house. This can be achieved by setting the proposed front elevation of the extension further back from the front elevation of the original house and maintaining a gap between neighbouring buildings by bringing the upper floor away from the side boundary. These devices should result in the ridgeline of the roof of the extension being significantly lower than that on the original house and the overall effect is an extension in proportion with the original house, and generally with the neighbouring properties.

7.2.2 In streets with blocks of terraced houses, semi-detached houses and detached houses sited close together, the existing gaps between properties are often a crucial factor in determining the appearance and character of a street. The loss of these gaps due to two storey side extensions can result in a terrace being formed visually and the loss of views between houses. The effect of this could be harmful to the local character by intensifying development in already high-density areas. Proposals for side extensions that will result in the loss of a gap to the detriment of the local character will fail policy CC7: Design and the Public Realm and will not normally be granted planning permission.

7.2.3 To comply with the protection of privacy criteria, side windows on upper floor levels should be avoided. Where this is the only option, they should either be high level or glazed with frosted glass and have restricted opening to prevent overlooking. Windows and doorways at ground floor level should be carefully sited to ensure that overlooking of existing windows in the adjacent property will not occur.

7.2.4 On the end of terrace properties and pairs of semis the roof design should retain the symmetry of the original block or pair of houses if possible. However, in some cases, in order to avoid overshadowing neighbouring properties or creating too much mass a hipped roof rather than a gable may be accepted. In other cases, including single storey side extensions the roof design should complement the roof on the original house in terms of design and angle of pitch.

3.0 Location & Setting

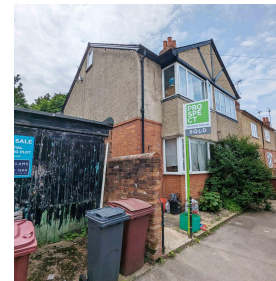
The property is situated along Kent Road, a predominantly residential road.

The site is immediately surrounded by residential buildings of a similar style, which are detached, semi-detached, detached and terraced two-storey dwellinghouses. Many of these homes have rear, side and loft extensions.

The street features on-street parking.

The subject property is a semi-detached house set over two floors with brick and pebbledash external wall features.

The subject property does not fall into a Conservation Area.

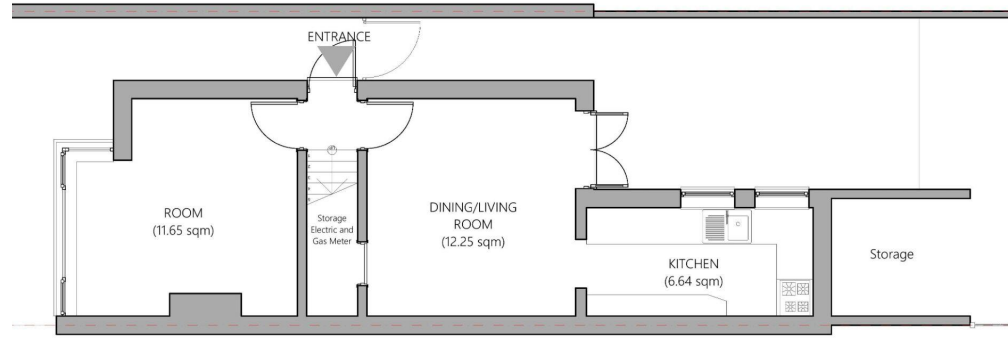


4.1 Amount & Layout

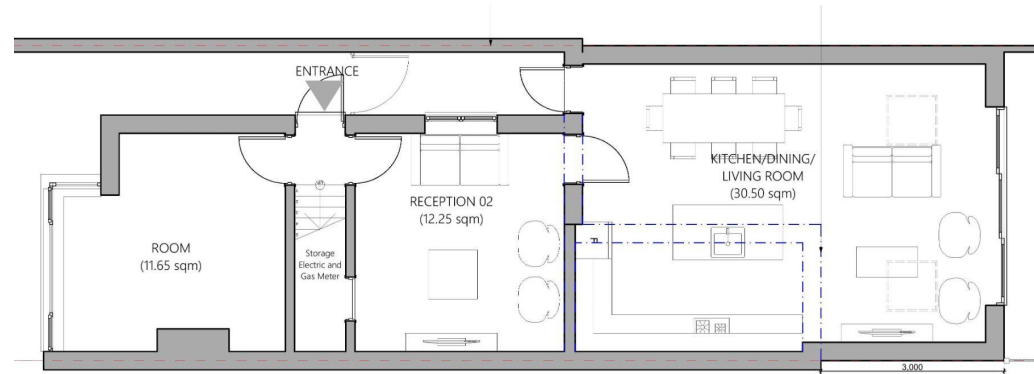
The existing GIA of the ground floor is 35.20 sqm, and the proposed GIA will be 59.69 sqm following the proposed single-storey rear and side extension, together with alterations on the ground floor level.

The ground floor extension will provide a spacious open plan kitchen/living/dining room, for the ground floor.

External alteration includes building new brick walls for the extension similar to the main house and insertion of a new window for the reception.



EXISTING GROUND FLOOR

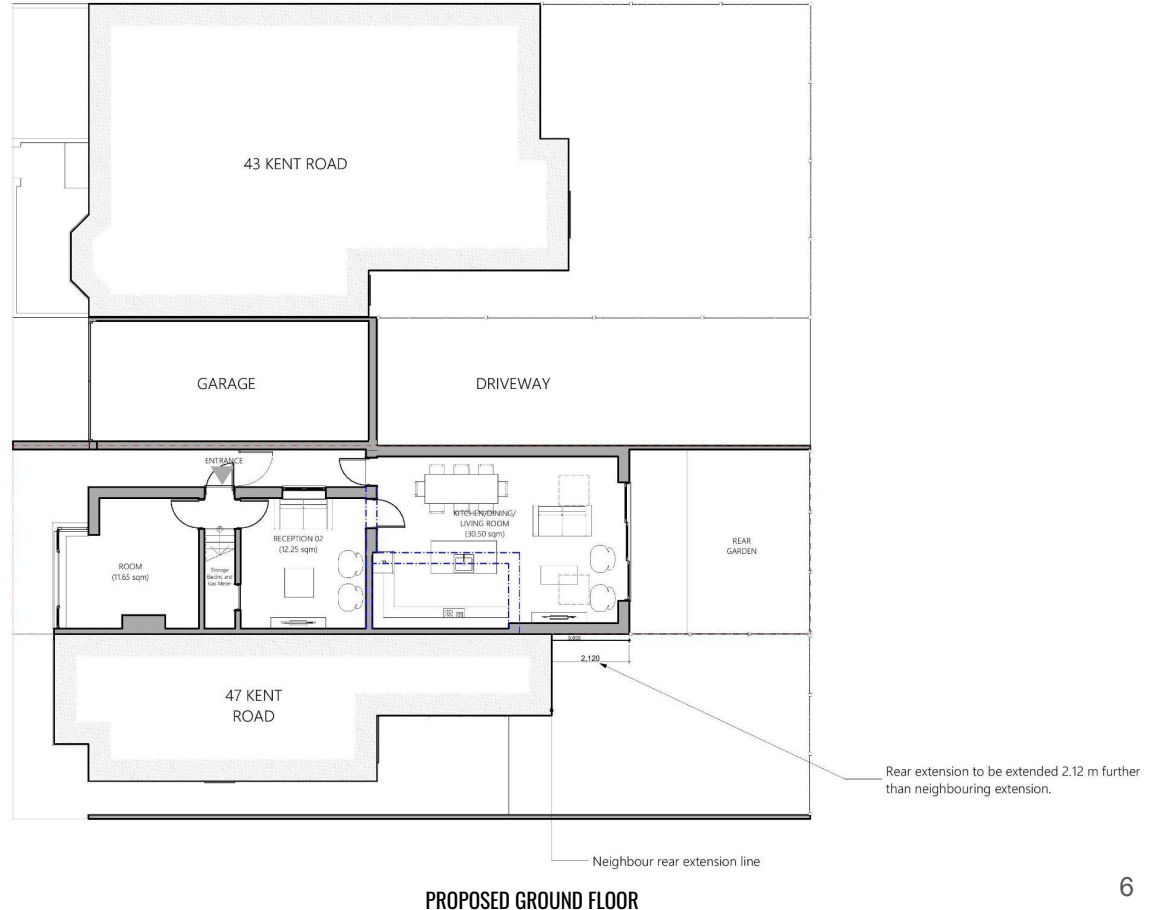


PROPOSED GROUND FLOOR

4.2 Amount & Layout

The proposed extension will be 2.12 m further than current extension at 47 Kent Road.

Currently there is a driveway between number 43 Kent Road and 45 Kent Road. Thus, the separation distance will minimize the detrimental daylight effect.



5.0 Scale

The scale of the proposed extension has been kept aligned with the main building.

The side extension will have a 3m depth from the original rear wall of the house. The proposed extension will be 2.12 m further than current extension at 47 Kent Road.

Numerous side extension, rear extension have been completed along the street.

The proposed extension has been designed in line with the context and precedents. Therefore, the proposed extension is appropriate given the array of extensions that have been implemented and form the context of the street.

The dwelling's provision, position and orientation, and proposed extension are sympathetic in both design and in proportion with the existing properties and public and private open spaces.

The development does not have an overbearing impact, nor does it cause a significant sense of enclosure or loss of outlook from or light to the main windows of the habitable rooms of the neighbouring properties.



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

6.0 Access & Landscaping

The main access to the building is located on the front elevation and will remain the same. The rear garden will be accessible from the ground floor kitchen and dining area.

The proposal considers the necessary arrangements to ensure that all occupants have adequate access to all common parts of the building.

The existing landscape to the front and rear will be kept as it is. The garden will provide opportunities for recreation, leisure and tranquillity to the current and future occupiers.

7.0 Appearance & Materials

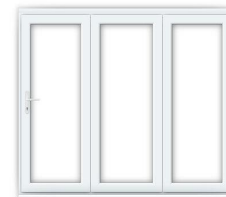
The existing walls are pebbledash and will remain the same throughout the extensions.

The rear elevation was designed to be united with the host property's shape and outlook and not cause a sense of enclosure, loss of outlook from, or light to main windows of habitable rooms of the neighbouring properties.

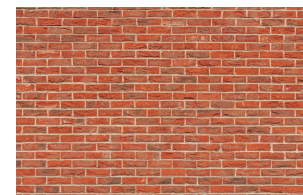
The materials used will be appropriate to the context; therefore, the new walls, doors and roof lights will match the existing character.



Windows



Doors



Brick walls to match existing

Conclusion

This application seeks a Householder Planning Application for the erection of a single-storey rear and side extension at 45 Kent Road, Reading, RG302EJ.

This application and drawings demonstrate that we will comply with the Reading Development Policies, National Planning Policy Framework and the Design Guide to House Extensions SPG.

The design and scale of the extension respect the existing building and the streetscape. The use of similar materials and architectural features ensures the development is sympathetic to the character of the building. The increased space will create high-quality living space for current and future occupants, thereby increasing the overall sustainability of the residence.

The proposal would not materially harm the area's character and appearance and would accord with the Development Policies Plan.

We aim to work proactively with the LPA to create a high-quality and sustainable environment and believe this proposal enhances the building and the local area.

Should additional information, clarification or drawing be required to progress this application, please do not hesitate to contact Express Planning Ltd. We are happy to make any amendments to the proposal that the Reading Borough Council may suggest.

Precedents in Reading



Planning Reference: 181898
104 Wantage Road Reading RG30 2SF
Single storey rear extension.



Planning Reference: 171861
61 Wantage Road Reading RG30 2SF
Single storey rear and side extension.

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