

C4539

60 Woodcote Way

Planning, Design and Access Statement

HOUSEHOLDER PLANNING APPLICATION

Planning

PROPERTY AND SITE

The house is a three bedroom semi-detached 1950's home in Caversham Heights, it is of a typical style of its era. It sits amongst similar houses along the street and many of which have been altered and extended over time. The road is curved and as such the set back from the road varies and the building line is staggered along the road.

The local authority maps do not identify any specific designations on the site.

SITE HISTORY

The house has been previously extended with a single storey extension to the rear.

SITE CONTEXT

The site sits lower than the neighbouring property at #62 which will minimise the impact on this neighbour. There is little impact on the neighbour at #58, the adjoining property which is already extended.

Given the site location and construction of the property, it is deemed that a bat survey is unlikely to be required for this application.

No trees upon the site are within falling distance of the house.

Design

USE

The proposals are to replace the existing rear extension with a full width rear extension, creating large open kitchen/dining/family space and to build a two-storey element to the side to create an additional bedroom at first floor.

AMOUNT

The extension extends to the same line as the existing rear extension and to the side, towards the boundary leaving a gap as appropriate to suit foundation and roof design so as not to overhang.

LAYOUT

The layout is more open towards the rear, creating an open plan space suited to contemporary family living. Care has been taken to ensure a considerable set back at the front of the side extension to mitigate impact on the neighbouring property at #62.

SCALE

The extension takes on board the Householder Design Guide advice and sets the side extension back from the front of the property to appear subservient to the original dwelling. This ensures that the scale of the side extension is not overbearing on the neighbouring property.

There are several precedents for similar development along Woodcote Way. Given the staggered nature of the building line at the property and its neighbour at #62, it is unlikely that this development would contribute to a terracing effect when viewed the street approach.

LANDSCAPING

Landscaping to remain similar to existing.

APPEARANCE

Wall and roof materials will be to match existing and the replacement of windows throughout the property will unite the elements.

Access

VEHICULAR / PARKING

The proposals do not impact the existing parking arrangements at the site, with two parking spaces to be retained upon the front driveway.