

DESIGN STATEMENT INTRODUCTION

This design statement is prepared to support the Householder Application for Planning Permission to gain planning consent to refurbish and extend the existing dwelling at 15 Littlecote Drive, Reading, RG1 6JD. The aim of the proposed development is to provide additional internal accommodation to create a well-proportioned family home suitable for modern-day living requirements in a manner that:

- Respects the existing attractive external appearance of the house, neighbouring properties and the street scene; and,
- Will have no unacceptable impacts on the existing amenity and privacy enjoyed by neighbouring occupants.

The property is a two-storey, three bedroom, semi-detached property. The 1930's style is typical for the UK, with bay windows to the front and a pitched roof of hipped design. The property is brick built. The property is not listed and is not located in a conservation area.

PROPOSAL

The proposal for the works can be summarised as follows:

- Double Storey side extension incorporating playroom / study / wetroom and new utility room on the ground floor with bedroom and storage / dressing room on the first floor.
- Single storey rear / side extension accommodating a new living space, kitchen and opening to outside at rear.
- Conversion of the loft space with addition of a dormer to the rear and side and additional rooflights at the front.
- Removal of chimney breast from the rear ground floor and rear first floor rooms and general internal refurbishments.

A number of properties in the street and the area have undertaken extension including front and side extension (flush to the boundary line), as well as to the rear. In addition, many properties have also added rooflights or dormer windows to utilise loft space into living space.

This Design Statement has accordingly been prepared having regard to the relevant local planning policy and guidance provided by:

Policy H9 (House Extensions and Ancillary Accommodation) of the Reading Local Plan (adopted November 2019)

and further supported by the Plan's Policies CC8 (Safeguarding Amenity),

H10 (Private and Communal Open Space)

and EN14 (Trees, Hedges and Woodlands)

and the Council's SPG 'A Design Guide To House Extensions'.

On the basis of the foregoing policy and guidance, it is clear that proposed house extensions and/or ancillary accommodation including outbuildings:

- Must respect the character and appearance of the existing dwelling, neighbouring properties, and the street scene in terms of design, scale, siting, and choice of exterior materials;
- Must not have unacceptable impacts on neighbouring properties and their occupants in terms of visual dominance and overbearing appearance, reduction of daylight and sunlight, and the loss of privacy by invasive overlooking;
- Must not result in an unacceptable reduction of the dwelling's garden space; and,
- Must not result in an unacceptable loss of the garden's existing trees and biodiversity.

The proposed development can therefore now be assessed in the context of each of the foregoing requirements.

CHARACTER AND APPEARANCE

The proposed development's design, scale, siting and choice of materials have been very carefully formulated in order to ensure that they are in-keeping with the character and appearance of the existing house, and with surrounding properties many of which have undergone similar extension works.

DESIGN, SCALE & SITING

The proposed extension will be set back from the existing front building line. Whilst it will extend beyond both the existing north-side and rear elevations, it will result in the removal of an existing garage which currently occupies a position extending further back into the rear garden. In addition, the neighbouring semi-detached partner property to the north has an existing detached extension that extends back well beyond the proposed extension, and the neighbouring property to the south has an existing rear conservatory extension.

The flat roof of the rear extension will be lower than the pitch of the garage to be removed. The extension will have no adverse impact on the appearance of the existing dwelling, its neighbouring properties, or the street scene generally.

The proposed roof dormer extensions will have ridge heights below the main roof ridge height.

Exterior Materials

The side and rear ground floor extension will be of brickwork similar to the existing brick. The pitched roof will use similar tiles as existing and the dormer roof extensions are to be cladded in hanging tiles. Window, door, and rainwater goods materials are to be as those of the existing house (UPVC). The only differences will be the ground floor extension's membrane flat roof.

IMPACTS ON NEIGHBOURING PROPERTIES

The proposed ground floor extension and dormer extensions will have no overbearing impact on the neighbouring properties by virtue of their design, scale, exterior materials, and their particular physical relationship with the form and siting of those dwellings.

Daylight And Sunlight

Similarly, the proposed extensions will have no unacceptable impact in terms of reducing the daylight and sunlight of neighbouring properties.

The neighbouring property to the south already has a ground floor conservatory at the rear, and the proposed rear extension in this application will be to its northern sun shadow side.

The property to the north is further set back from the street compared to the development property and therefore will continue to receive existing daylight and sunlight. The gap between the main mass of the properties will be maintained in order to avoid a terracing effect.

In addition, the proposed ground floor extension will not extend back sufficiently to break the horizontal 45° line from the centre of the neighbouring ground floor habitable room window (taken from existing conservatory on neighbouring ground floor).

The existing first floor side elevation window facing the neighbouring property to the north is an obscured glass window providing natural light into the existing flight of stairs. This window will be moved and reused on the new ground floor side elevation facing the neighbouring property to the north. The new windows within the extended house will directly face the property's rear garden or will face the garage wall of the neighbouring property or will be obscured glass (northerly side loft dormer) and will not therefore result in any unacceptable overlooking of neighbouring properties.

GARDEN SPACE

The dimensions of the remaining private rear garden area following the provision of the proposed ground floor extension will be an average of 21m depth by 9m width. This will be a perfectly adequate garden facility.

The front garden will be landscaped to provide for an off-street parking facility to permit 3 vehicles.

TREES AND BIODIVERSITY

No trees will be removed or adversely affected by the proposed development. The existing garden (see below photograph) comprises of lawn with associated flower and shrubbery areas. There will accordingly be no adverse biodiversity impacts.

CONCLUSION

On the foregoing basis, it is concluded that the proposed development has no adverse material planning implications and that planning permission should accordingly be forthcoming.

Finally, a few photographs of the property are provided below which it is hoped will be helpful to the Local Planning Authority in its determination of the planning application.

EXTENSIONS FROM SURROUNDING NEIGHBOURHOOD

Extensions from the surrounding neighbourhood demonstrating significant massing to the side + rear as well as front extension and dormer examples:

13 Baydon Drive RG1 6JB

An existing extension in the opposite street to the proposed application with identical roof structure / features to that of the proposed application.

FRONT VIEW



SIDE VIEW



REAR VIEW



8 Littlecote Drive RG1 RG1 6JD

Existing extension in the same street with similar double storey side extension to that of the proposed application.



5 Littlecote Drive RG1 6JD

Existing extension (up to side boundary) in the same street with similar double storey side extension to that of the proposed application.



2 Littlecote Drive RG1 6JD

Existing extension in the same street with unique dormer side extension similar in design features to the proposed application.

