

DESIGN STATEMENT

**48 PRIEST HILL, CAVERSHAM
RG4 7RY**



Front view



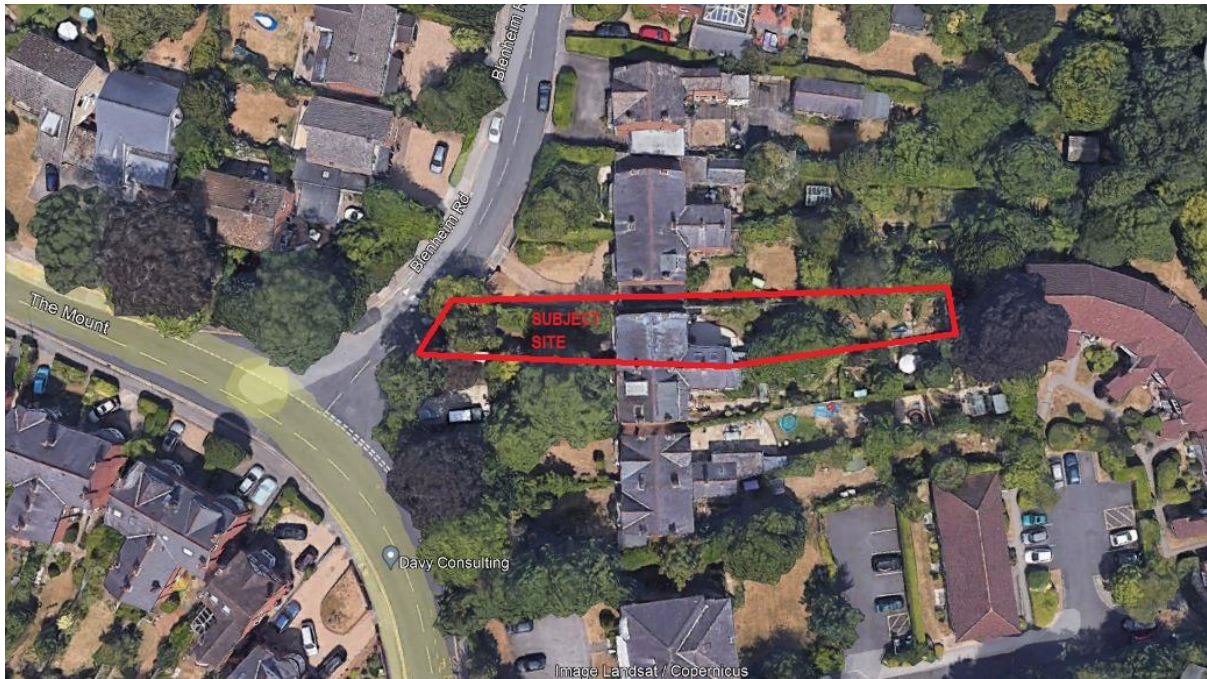
Rear view

The planning application relates to loft conversion to a semidetached house in **Reading Borough Council, RG4**. Specifically, the works comprise: **Formation of gable feature with casement window to the front roof slope.**

The subject property is located at Priest Hill. The property is not Listed and is not located within a conservation area.

INTRODUCTION:

The existing building appears to be generally as old as the surroundings. The front and rear elevation is made of London stock bricks and render finish. Pitched roof and traditional windows are prominent features of the property. The surrounding locality is predominantly residential. 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 intension that the proposal will improve the appearance of the property and will not in any way disturb the streetscape.



Existing Site and its surroundings

PROPOSED DESIGN:

The applicant is seeking planning permission for the formation of a front gable feature with a casement window, providing a more pleasing front elevation. The proposed gable window to the front is considered to be of a size and design that would respect the architectural style of the existing building and would be compatible with the surrounding properties and the street scene. It would not appear overbearing with the character of local area particularly given its relatively small size and the fact that it would fit comfortably within the roof slope. The proposed gable would ensure that the alterations would effectively introduce a greater degree of symmetry to the front Elevation of the Host dwelling. In visual amenity terms, therefore, the bulk and detailed design of the proposal would be appropriate and subordinate with the scale and massing of the host dwelling. The existing main roof would remain unaltered, and the proposed roof extension would not be higher than the ridge of the existing main roof. It is considered that the roof extension would integrate well with the host dwelling. The property is set back significantly from the road and well screened by mature trees; therefore, the proposal would have limited impact on the street scene. The property is a semidetached dwelling, and the proposal concerns the front, therefore the proposal would not cause undue harm to the amenities of the occupier of the adjoining properties in terms of loss of light or outlook.

The intermediate ridge is relatively habitual and enables an adequate floor to ceiling height. The proposed extension has been set in well within the original roof slope of the house. Proposed roof light on the front elevation would not be located at a height that would afford undue overlooking or loss of privacy. It would not be overly visible or apparent from the street or from wider viewpoints. 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.

The proposal blends well within the existing architectural pattern as similar examples can be seen within the surrounding area (Ref images attached below).

Neighbouring property (No.46) also has a front roof projection with a flat roof dormer.



(Satellite views: Similar roof extensions - as built at the Neighboring Properties)



**Front roof
dormer
projection
can also be
seen at
neighbouring
property
(No. 46)
Priest Hill.**

USE:

The use proposed by this application is not any different to the existing situation i.e. residential dwelling. The surrounding properties are residential in use as well.

ACCESS:

The access to and from the property remains unaltered.

APPEARANCE:

All materials to be used in the construction of the proposed development have been carefully thought out in consideration of the surroundings. The proposal is to be built out of materials that match the main house.

CONCLUSION:

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.