

## Design Statement

### 30 Morecambe Avenue Caversham Reading RG4 7NL

#### Background

30 Morecambe Avenue is a four bedroom detached property sited on the corner of Morecambe Avenue and Kidmore Road. The property has a hip roof over the main property with gable end bay to the front, an attached flat roof garage to the west elevation of the property and a conservatory to the rear south elevation. The property is finished in facing brick and roof tiles with single ply felt roof over the garage. The property has previously been extended by the previous owners with a two storey flat roof extension to the side and rear of the original. Adjacent properties are 28 Morecambe Avenue to the west side and 161 Kidmore Road to the south at the rear. The application site does not reside within any designated land and the property is not listed.

#### Proposals

This application seeks planning permission for the following:-

Removal of the existing conservatory.  
Single storey rear extension.  
Rebuild of existing side attached garage with first floor extension over.

#### Design

Single storey rear extension.

The proposed single storey rear extension will replace the existing upvc conservatory to rear, the proposed extension will project 3.5m from the rear of the existing property and will have an eaves and overall height of approx. 3m. the proposed single storey rear extension will sit approx. 14.4m from the boundary to the east adjacent to Kidmore Road, approx. 2.6m from the rear south boundary with 161 Kidmore Road at the narrowest point increasing to approx. 4.5m and approx. 3.7m from the boundary with 28 Morecambe Avenue to the west. The proposed will be finished in facing brick to match the existing, with a single ply flat roof over. It should be noted that all of the above meet the requirements under permitted development.

Rebuild of existing side attached garage with first floor extension over.

It is proposed to rebuild the existing single storey attached garage, increasing the footprint to the west side by approx. 0.75m to provide a utility and store area, the proposed first floor extension over will be set back 0.5m from the front of the original property and will have a hip roof over with a ridge height set down from the original by approx. 0.9m, which will provide an extension smaller in scale than the original property as Design Guide To House Extensions Supplementary Planning Document guidelines. A substantial distance of approx. 3.5m will also be maintained between numbers 28 and 30 Morecambe Avenue again meeting the requirements of the design guide. The design of the proposed side extension will be in keeping with the character of the existing property, the proposed will be finished in facing brick with a tiled hip roof over all materials matching the existing.

#### Impact on neighbouring properties

Single storey rear extension.

It is considered that the proposed extension single storey rear extension would not have a material impact on neighbouring properties access to light or result in a loss of privacy, due to the scale, location and distances to the proposed extension from adjacent boundaries.

Rebuild of existing side attached garage with first floor extension over.

The proposed side extension will have no effect upon 161 Kidmore Road as a result of the location of the proposed extension. Due to the proposed remaining distance of approx. 3.5 between the side extension and number 28 Morecambe Avenue and no existing windows being present at first floor level on the adjacent property, it is considered that the proposed side extension would not have a material impact on the neighbouring property in regards to access to light or result in a loss of privacy. The proposed shower room window to the first floor of the west side elevation will be obscure glazed opening light min. 1.7m above floor level.

### Impact on the street scene, existing property and surrounding area

Single storey rear extension.

As a result of existing screening, location and scale of the proposed single storey rear extension, the proposed will have a very limited impact on the street scene from Morecambe Avenue and Kidmore Road, existing property or surrounding area.

Rebuild of existing side attached garage with first floor extension over.

Number 30 is located on the corner of Morecambe Avenue and Kidmore Road. As previously stated the proposed extension would result in a significant distance remaining between numbers 28 and 30, retaining the gap within the street scene and avoiding creating a 'terracing effect'. From the street scene the proposed side extension would be a subordinate addition to the original property, set back from the existing frontage of the property, maintaining established building lines and built form of the original. Roof heights of the proposed will be lower than the existing, with pitches, hip and design to match the existing property, wall and roof materials will match the existing property and will result in a sympathetic design. The introduction of the hip roof over the proposed side extension will also improve the view of the property from Morecambe Avenue as the existing two storey extension flat roof will be hidden from view behind the proposed hip roof. For these reasons it is considered that the proposed will have no significant impact on the street scene viewed from Morecambe Avenue, existing property or surrounding area. Visibility of the proposed side extension from Kidmore Road will be very limited due to the proposed location.

### Parking

At present along with the existing garage there are two additional parking spaces at the front of the property on an existing gravel area, the proposed rebuild of existing side attached garage with first floor extension over will result in the loss of one number parking space, however it should be noted that the internal dimensions of the existing garage are only 4.2m x 2.6m making parking and exit of a vehicle of today's standards very difficult. To offset the loss of a parking space it is intended to increase the existing gravel area to enable one further parking space to be accommodated at the front of the property, which will provide three spaces within the curtilage of the application site meeting the requirements for a four/five bedroom property.

### Conclusion

It is considered that the proposals result in a sympathetic design, in keeping with the character and appearance of the site and surrounding area and would not harm neighbouring amenity and would not have an adverse impact on the character of the existing, appearance of the site, surrounding area or neighbouring amenities.