

Date: **Thursday, 16 June 2022**
Project Title: **Erection of single storey rear and side extension and Loft Conversion**



Fig. 1 Front Elevation 21 Oak Tree Road

The Design and Access Statement is written in support of the Full Planning Application for the erection of a single storey wrap around the rear and side of the property with matching materials to the existing house and a Loft dormer and conversion not exceeding 50sqms.

This statement should be read in conjunction with the following documents submitted with the Planning Application listed below:

- Architectural drawings by Haus Frame, which includes: Existing drawing – Proposed drawings and Block Plan - AL_001-AL_014 – 21 Oak Tree Road _ Planning Drawings
- Site Location Plan AT_009 – Proposed Site Plan

Site and Surroundings

The site, 21 Oak Tree Road, is a semi-detached house situated within Oak Tree Road, traditional development, accessed off Oak Tree Road and characterised by semi-detached and detached dwellings positioned around the road. The property is not listed nor situated within Conservation Area.

Design Statement

Principally, the proposal arises as part of works to provide more amenable facilities for the family and especially to accommodate the new working from home regulations. There is precedence of similar proposals approved, and already built, on Oak Tree Road. The site enjoys a large plot area within a spaciouly laid residential neighbourhood.

Planning permission is sought for the removal of existing garage in its entirety due to being unused and the state it currently is and extending the rear and the side wrap around the dwelling to create an open space kitchen and family space with a separate Utility and Workshop, and loft conversion and extension to the rear with a dormer to match materials with existing and the neighbouring properties.

The proposal is looking to allow for more room for the office space which is highly used since the work from home have been implemented more and more and to accommodate family members. The proposal is sought to create an additional space/bedroom in the loft with a usable bathroom and closet. The current space in the loft it is not possible to be used for a room but more of a box room. The proposal will open up the existing space and make a better use of the existing space and compliment the property with its structure.

There is precedence of similar proposals approved, and already built, on Oak Tree Road, like the immediate neighbouring property at 17 Oak Tree Road where they have had the planning proposal approved for replacement of the garage and extending it with a side extension and accommodating a study over within the loft area by adding a couple of large dormers, wrap around and extension at 15 Oak Tree Road with a pitched roof at the single storey extension to match existing and skylights or 11 Oak Tree Road with a large double storey extension to the rear and loft conversion with a double hip roof into the Loft space.
(see Fig 2 and Fig 3 and Fig 4)



Fig. 2 Rear Elevation 17, 15 Oak Tree Road



Fig. 3 Rear Elevation 11 Oak Tree Road

The existing loft space and garage space is currently not in liveable condition and needs replacement in its entirety. The proposed design and layout are in line with local precedents, the LPA published guidance and discretion allowances included in the Local Plan Design Guidance. Its scale and form are all in keeping with the original dwelling.

The site is a spacious plot which allows to accommodate an additional dormer in the loft space matching with the characteristics of the existing main house. In accordance with the plot size, shape of the development, location and setting of the proposal is in good aesthetic with the neighbourhood with minimal impact on the look of the street and other properties.

The proposed side storey extension, is set to complement the existing main dwelling as well as generally in the area. The proposed design keeps the character of the existing dwelling and matches the existing materials and looks, making it aesthetically pleasing and complimentary to the original structure as well as vicinity neighbouring properties.

The proposal application is made in consideration of all the factors in this statement and in the light of published LPA guidance.

The view from all perspectives shall be in keeping with the current scale, pattern and original character of the houses on Oak Tree Road in particular.

A visual survey of the vicinity show a number of local and recent precedents incorporating similar proposals as in this application, permitted. As such the proposal is considered a "*deminimis*" category.

The number of bedrooms at the property is to increase by one. The Proposal just aims to make them more accommodating for the office space and family members.

The original regency theme and styling of the dwelling is not only to be retained but much enhanced through provision of additional windows matching the original house window and a continuation of the lines of the eaves, as well as fascia and soffit details at Ground Floor and Loft Level. The double hip roof line to the loft conversion is proposed to be at the same or lower level than the main dwelling roof line in order to keep the aesthetic of the area as well as the proposals that have been previously approved and built in the area like 19 Oak Tree Road dormers in the loft space. (Fig 5)

The design will be pleasing and satisfactory to the aesthetic of the neighbouring properties and will be a beneficial addition to the property. (Fig 5)



Fig. 5 Rear Elevation 21 Oak Tree Road and 19 Oak Tree Road property seen on the right



Fig. 6 Rear Elevation outside from the back of the garden, showing the openness at the rear scene and plot individuality

Therefore the designers believe the proposal is entirely in keeping with the character and appearance of the host property as well as the overall vicinity and accordingly seek approval of the scheme.

Access

There is an easy access to the property and there will be no disruption made to the neighbouring properties and street.

Summary

Consideration has been given to ensure that the character and appearance of the existing building will not be affected, ensuring the preservation of the existing views and styling of the neighbouring properties. The proposal will be executed in line with all the relevant Reading Council policies. The following are the key design elements:

- The proposal will not have an adverse impact on the setting, appearance, and special character of the building
- All original feature of the building have been retained and complimented in the
- The proposal will not affect the appreciation of the building and the wider surroundings, within Oak Tree Road
- A high level of sustainability has been considered in the proposal and designed into the scheme wherever possible

Design and Access Statement by Valentina Antoniuc at Haus Frame