



SHAUN•TANNER
ARCHITECTURE & PLANNING

STL Architecture Ltd
3 Thames Court
2 Richfield Avenue
Reading
RG1 8EQ

PLANNING SUPPORTING STATEMENT



Additional storey above existing first floor.

**31 DERBY ROAD
CAVERSHAM
READING
RG4 5HE**

Email: studio@stlarchitecture.co.uk | **Tel:** 0118 9890808 | **Web:** www.stlarchitecture.co.uk

Registered Office Lime House, Grass Hill, RG4 7TJ
Company No. 12041439 VAT No. 325235524

1.0 INTRODUCTION

1.1 This planning design and access statement has been prepared by STL Architecture & Planning to support the detailed planning application submitted on behalf of our client Ms Lyn Higgins, for a single storey extension above the existing first floor residential unit to provide a second floor residential accommodation.

1.2 This statement has been prepared in the context of the Reading Borough Councils Local Plan, adopted November 2019 and outlines the necessary information required to provide a determination by Reading Borough Council planning officers. The resulting conclusion is that key material considerations, including, impact on; character, neighbour amenity and highways safety are acceptable and the wider objectives of the relevant local and national planning policy are therefore met. In addition to this statement, the application is accompanied by the relevant planning application forms and ownership certificate and drawings. The relevant application fee has also been submitted via the online planning portal.

2.0 THE PROPOSAL

2.1 The application seeks consent to add an additional storey above the existing first floor to the two storey dwelling. The proposal will also alter the external appearance, removing the castellated roof formation which is currently at odds with the character of Derby Road. There is also sufficient space on site to provide adequate parking.



2.2 The additional storey will provide bedroom accommodation and study. The ground and first floors remain as existing other than the new staircase providing access to the second floor.

2.3 The proposed materials include clay roof tiles, painted render walls and timber windows and door. This material palette is in keeping with the wider character of Derby Road and result in an improvement in appearance in the street scene by way of removing the castellated roof form.

2.4 The proposal results in an increase in height. The new dwelling will be measured to approximately 10 metres from ground level, in line with the height of no. 33. The design of the dwelling has been adopted to reduce the impact on no. 29 by providing hipped roof forms to bring the extent of the development away from the shared boundary.



3.0 CONCLUSION

3.1 We are of the opinion that this is a proposal that is well considered in respect of its impact on neighbouring occupiers and one that respects the character of the site and the area more generally. The proposal is considered here to represent an appropriate design solution for the site and to the requirements of our client without appearing discordant in the streetscene and where appropriate setbacks and gaps between houses are maintained.

3.2 We are also of the opinion that the scheme complies with local policy and guidance and we believe that officers can comfortably support this application in the context of development in the area