

Design and Access Statement

Our Ref

RG306XJ

Report Date

30/11/2022

Address

180 Thirlmere Avenue, Tilehurst, Reading, RG30 6XJ

Proposal

Erection of a single-storey (4.5m deep-2.65 m high) rear extension



1.0 Introduction

The applicant has appointed Express Planning Ltd. to prepare the necessary drawings and supplementary documents for pursuing this Householder Application.

This statement accompanies a Householder Planning Application, along with supporting documentation, to indicate the proposed single-storey rear extension at 180 Thirlmere Avenue, Tilehurst, Reading, RG30 6XJ.

This application and drawings demonstrate that we will comply with The Reading Borough Local Plan (2019), Design Guide to House Extensions – Supplementary Planning Document (2021) and National Planning Policy Framework.

This statement should be read in conjunction with the drawings.

2.0 Planning Policy (Reading Borough Local Plan (2019), Design Guide to House Extensions – Supplementary Planning Document (2021) National Planning Policy Framework)

National Policy National Planning Policy Framework
National Planning Policy Guidance

Reading Borough Local Plan (2019)
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

Design Guide to House Extensions – Supplementary Planning Document (2021)

7.1.1 When designing a rear extension, it is important to consider established patterns, and existing extensions to other developments in the street scene. Rear extension proposals would likely not be supported if they demonstrate any of the following:

- Harm to neighbouring dwellings in terms of overlooking. This can be avoided in most cases by not having windows on the side elevations of rear extensions.
- Harm to neighbouring dwellings in terms of loss of light. This particularly applies to two storey rear extensions. Two storey rear extensions should not be closer than a line taken at 45° (60° for a single storey rear extension) from the middle of any window of a habitable room in a neighbouring property.
- Designs that do not complement the existing dwelling. For example, a proposal for a flat roof extension, where a pitched roof extension would better serve the character and appearance of the dwelling.
- The rear extension extends more than 4m from the existing dwelling. This applies to both single storey and two storey rear extensions. However, the acceptability of a rear extension in terms of length and height will be derived from the circumstances of the application site. In some cases, an extension of more than 4m may be acceptable, but this needs to be justified.
- The resulting rear extension would reduce the back to back distance between dwellings to under 20m for two storey developments, 28m for 3 storey developments.

3.0 Location & Setting

The property is situated along Thirlmere Avenue, a predominantly residential road.

The site is immediately surrounded by residential buildings of a similar style, which are terraced, two-storey dwellinghouses. Most of these homes have rear extensions on the ground floor level.

The street features on-street and off-street parking in the front.

The subject property is a terraced house set over two floors with brick and rendered external walls.

The subject property does not fall into a Conservation Area.



4.0 Use

The existing property is used as a dwellinghouse (C3 Use Class) and it's use will remain the same.

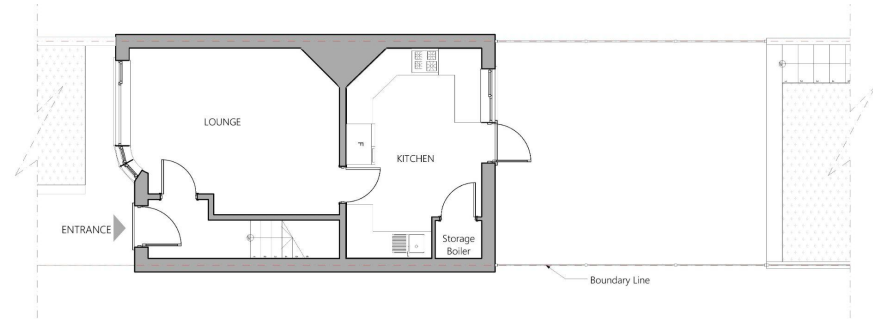
5.0 Amount & Layout

The existing GIA of the ground floor is 35.66 sqm, and the proposed GIA will be 55.32 sqm following the proposed rear extension.

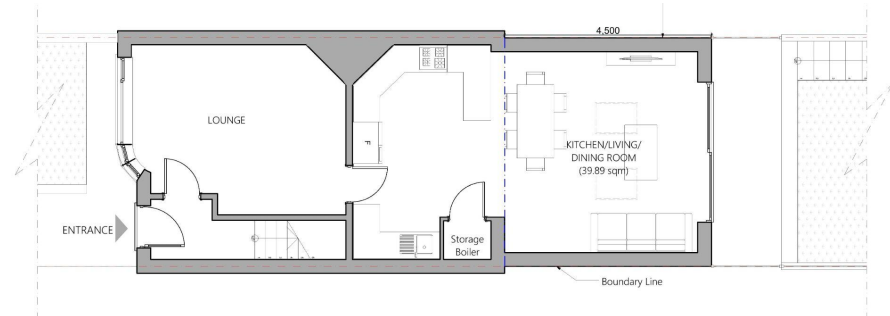
The alterations include extending the existing ground floor.

External alteration includes building new rendered walls similar to the existing wall material.

The rear extension will have a depth of 4.5 m from the original rear wall line.
The height of the extension is 2.65 m.



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

6.0 Scale

The scale of the proposed extension has been kept aligned with the main building. The design will have no adverse effect on the immediate neighbouring properties.

The proposed extension has been designed in line with the Design Guide to House Extensions – Supplementary Planning Document (2021). The extension does not exceed 60 degree line, taken from the middle of the closest neighbouring windows.

The proposed extension is, therefore, appropriate given the array of extensions that have been implemented and form the context of the street and the Council.

The development does not have an overbearing impact, nor does it cause a significant sense of enclosure or loss of outlook from or light to main windows of habitable rooms of the neighbouring properties.

7.0 Access & Landscaping

The main access to the building is located on the front elevation and will remain the same. The rear garden has access from the ground floor kitchen/dining and the rear pathway.

The proposal considers the necessary arrangements to ensure that all occupants have adequate access to all common parts of the building.

The existing landscape to the front and rear will be kept as it is. The garden will provide opportunities for recreation, leisure and tranquillity to the current and future occupiers.

8.0 Appearance & Materials

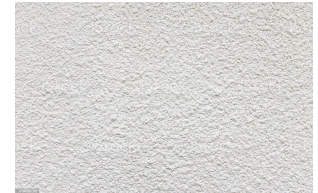
The existing house walls are white render. The rear extension wall will be the same as existing.

The rear elevation was designed to be united with the host property's shape and outlook and not cause a sense of enclosure, loss of outlook from, or light to main windows of habitable rooms of the neighbouring properties.

The materials used will be appropriate to the context; therefore, the rendered walls will match the existing house.



White uPVC door



Wall to match existing

9.0 Conclusion

This application seeks a Householder Application for the erection of a single-storey rear extension at 180 Thirlmere Avenue, Tilehurst, Reading, RG30 6XJ.

This application and drawings demonstrate that we will comply with the Reading Borough Local Plan (2019), Design Guide to House Extensions – Supplementary Planning Document (2021) and National Planning Policy Framework.

The proposed extension has been designed with integrity to the overall building character and on the basis that it would have no impact on the visual amenity of the surrounding area and occupiers of the neighbouring property.

The design and scale of the extension respects the existing building and the neighbouring amenity space.

The use of similar materials and architectural features ensures the development is sympathetic to the character of the building.

The proposal would not materially harm the area's character and appearance and would accord with the Local Plan.

We aim to work proactively with the LPA to create a high-quality and sustainable environment and believe this proposal enhances the building and the local area.

Should additional information or clarification be required to progress this application, please do not hesitate to contact Express Planning Ltd. We are more than happy to make any amendments to the proposal that the Reading Council may suggest.

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