

Ref: 220164 - 22 Evesham Road supporting evidence for proposed double storey side extension

This document has been written to accompany the submission of 'amended planning documents' for a double storey extension at 22 Evesham Road. The planning reference number is: 220164. The purpose of this document is to help explain how the proposed development is subservient to the existing semi-detached property in scale and design, based on existing precedent in the immediate locale and sensitive to the surrounding area.

The amended plans submitted with this document are: i) Tomala0222_01 Amended Ground Floor Plan (significantly reduced in width, set back significantly and bay windows removed).

ii) Tomala0222_02 Amended First Floor Plan (significantly reduced in width, set back significantly).

iii) Tomala0222_04 External Proposed Elevations (the size is shown to be subservient to the existing property. The roof is set below the existing 'Jerkin Head' to avoid impacting the existing roof in anyway. Precedent, in the local area, for this style of roof arrangement is shown below).

iv) Tomala0222_05 Existing Plans and Elevations.

v) Tomala0222_08 Location Plan.

vi) Tomala0222_09 Block Plan.

How is the proposed double storey side extension subservient (in terms of scale & design)?

- a. The proposed double storey side extension is significantly narrower than the existing property. The proposed extension is 2900mm wide at the front and decreases in width to 1480mm wide at the rear. Therefore, at no point is the side extension more than half the width of the existing property. The change of width in the extension reflects the positioning of the property boundary.
- b. Side access is maintained with at least 900mm of space between the boundary and the proposed development at all locations.
- c. The proposed double side extension is set back by 1000mm from the front of the existing property and is on the side without a neighbouring property. This allows the original form of the semi-detached nature of the property to still be clearly read. Also, the extension is to be subservient to the existing property in terms of scale and design therefore maintaining the character of the semi-detached pair.
- d. The roof of the extension will be hipped, with the same slope as the existing property, up to a section of flat roof. The eaves height is to match that of the existing property. The materials will match the existing.

The roof for the extension will sit below the current 'Jerkin Head' roof line. as shown in the attached plans. Importantly this leaves the current roof structure and cavity undisturbed, reducing the need for a bat survey in relation to this proposal.

There is precedent for this roof arrangement in the local area, as shown below:

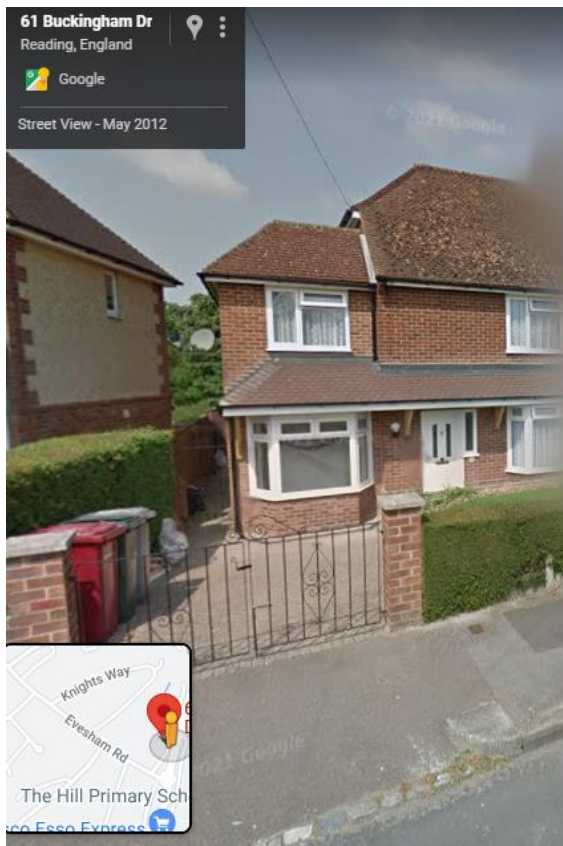
- *21 Evesham Road (although the extension, in its entirety, differs slightly from that proposed here, the image can be used to illustrate the roof style).*



- 33 Buckingham Drive – again the roof can clearly be seen to sit below the ‘Jerkin Head’. The roof is aesthetically pleasing and in-keeping with the existing style. Note: the garage in this property has now been developed into a kitchen.



- 61 Buckingham Drive – I further example of the development roof sitting below the ‘Jerkin Head’ of the existing roof. Again, the aesthetics are maintained by using similar angles and materials to the existing roof.



All of the pictures above are taken from Google maps and show the precedent for this roof style in the immediate locale. They also illustrate how the added 'development roof' is set below the existing 'Jerkin Head' roof and leaves the existing roof structure unaltered and undisturbed.

- e. The extension is to have a ground floor and first floor front facing window, one set of double side doors for access (replacing the existing side door). A single side window on the first storey and a rear window on the first storey. All windows are to be in-keeping with the windows on the existing property. None of the windows are bay fronted or protruding. Neither do they impact on the privacy of others.

How will the adjacent woodland be respected?

- a. A tree and soil survey have been undertaken by a reputable professional who is known to the Reading Planning department. We acknowledge all recommendations and agree to comply completely with the required actions and precautions suggested. The survey has been submitted with this planning application.
- b. A gap is being maintained between the development and the boundary – this will allow for maintenance where and if necessary.

How is this development sustainable?

- a. The development is proposed to extend a family home to a size that can accommodate a family of four (The family begun as two and is now four). As a family we love where we live, the children attend the local primary school and my wife, and I work from home and in the local area, respectively. We are reluctant to move and after ten years of living in Emmer Green we are now embedded into our local community. Therefore, this proposed development is submitted in good faith with the aim of extending our existing home to accommodate a growing family within our existing community. This will allow us to maintain our social and family networks.
- b. It is subservient to the existing house in scale and design and the style and materials proposed, are in-keeping with other properties and extensions in the immediate local area.
- c. There is no neighbouring property to the Eastern elevation and therefore there are no concerns about significantly reducing the amount of daylight and sunlight enjoyed by neighbouring properties.
- d. The driveway and garden space are still significantly large meaning there is enough parking for at least two cars and plenty of usable amenity space for the household.
- e. The public highway is not impacted by the development in anyway.

Conclusion

The proposed development of a double storey side extension respects the character and pattern of neighbouring properties and the street. This is reflected in the design and use of matching materials where possible. Furthermore, the proposed development is subservient in terms of scale, style, and design, which maintains the current semi-detached identity of the property. All neighbouring amenities are being carefully considered and precautions taken so that there is no negative impact. Overall, the design and scale is sympathetic to the existing area.

If you require any further information, please contact us.

David & Jolie Tomala