



# Planning, Design & Access Statement

Application for Householder Planning Permission

**2021.05**

23 Woodcote Road  
RG4 7BA

## Planning

### PROPERTY AND SITE

The house is a four-bedroom detached 1970's home in Caversham Heights. It sits amongst a variety of different houses in the street scene. The local authority maps do not identify any specific designations on the site.

### SITE HISTORY

The house was originally built in the back garden of number 70 St Peter's Avenue. The property at 23 Woodcote Road has not been previously extended, other than the double length side garage which is considered to have been built at around the same time.

### SITE CONTEXT

With reference to the Reading Borough Council Proposals Map the following policies have broad relevance to the site:

- Within the Air Quality Management Area - Policy EN15
- Adjacent to Classified Highway Network - Policy TR3
- Proximity to Cycle Routes - Policy TR4
- Proximity to Existing or Proposed Green Link - Policy EN12
- Proximity to Major Landscape Feature - Policy EN13
- Proximity to Area of Identified Biodiversity Interest - Policy EN12

### PRE-APP ADVICE

Pre-app advice has been sought on the project and the scheme subsequently amended to take feedback on board. The amendments are addressed below in relation to the points raised:

#### a) Principle of development

The principle of development was felt to be acceptable. There was no objection to the raising of the ridge line by 0.5m, as such this has been included in the submitted proposals to create better headroom in the loft conversion.

#### b) Design and Impact on character of the property, area

The depth of the two-storey element of the side extension has been pulled back in line with the existing rear elevation. This ensures it is not to be overbearing on the existing dwelling and the loft dormer has also been reduced in width. The spacing to the side boundary is unchanged but the increased set-back of the first floor minimises the impact of the side extension on the street scene. The front elevation reconsidered to present a more balanced arrangement that is in keeping with the existing dwelling. In lieu of reducing the first floor, the proposal submitted have increased the footprint with a single storey extension, this was considered to be a reasonable approach.

**c) Impact on neighbours**

Minimising the impact upon 63 Highmoor Road has been a key consideration when revising the proposals with the two-storey side extension being very much reduced in the current proposal with the two-storey side extension being pulled back in line with the rear elevation so as not to present an expansive blank façade to the adjoining property.

**d) Trees**

Trees are plotted on to the site plan along with proposals to demonstrate the intention not to cause harm.

**e) Ecology**

Ecology highlighted that a preliminary bat roost assessment would be required, this has been undertaken and is submitted as part of the application.

**f) Parking**

Transport fed back that the main dwelling must retain two parking spaces, this is achieved and illustrated on the proposed site plan.

**g) Granny annexe**

The proposed annexe is considered to be ancillary to the main dwelling and it is understood that a planning condition would be proposed to restrict this.

## Design

### USE

The proposals are to replace the existing garage with a part two storey, part single storey side and rear extension. As well as to create a loft conversion to the existing house. The ground floor of the side extension is proposed to be used as an annexe for the occupant who is registered disabled and diagnosed with Alzheimer's disease, a progressive condition that will see him requiring more support in future years.

This ancillary accommodation will provide relatively self-contained accommodation to permit independence for the time being but proximity to, and reliance on, the younger generation as time goes on. It is anticipated that a planning condition would be put in place to control the use of this extension such that it does not form a separate dwelling in accordance with Reading Borough Council's Householder Design Guide clause 7.7. The long-term intention is for the property to function as one larger family dwelling.

### AMOUNT

A side extension is proposed to replace the garage forming the annexe at ground level and an additional bedroom for above. The existing garage footprint to be increased towards the side boundary to maximise the width of the extension and to the rear, the additional length creating the annexe accommodation over a single floor. Part of the boundary line is already built upon by the neighbouring outbuilding. Rear garden access would be retained along the left-hand boundary of the property. The building line of the garage would be brought forward to align with the front of the house at ground floor level with the two-storey element being set back above. The extensions amount to 118 sqm GIA. (80sqm side and rear extension and 38sqm loft conversion).

### LAYOUT

The entrance area is proposed to be reconfigured to create a large and open space internally. The annexe accommodation is linked through from this space. Consideration has been given to the sequencing of spaces upon arrival to avoid duplication of facilities such as the ground floor WC and Utility Room. A separate kitchenette is proposed to allow the older generation to maintain independence for as long as possible. Further to the feedback from the Pre-app submission and further development of the brief, the annexe accommodation has been re-structured onto the ground floor level for ease of access.

The first floor of the side extension forms an additional bedroom to the original house. Internal alterations to the ground floor are proposed to form more spacious open plan living accommodation where the family can spend time together. In addition to this a loft conversion is proposed to create an additional bedroom and bathroom.



## SCALE

As set out in the Householder Design Guide the proposed two storey side extension is set back from the principal elevation and down from the ridge line. A 20m back-to-back distance is maintained between the two-storey extension and 70 St Peters Avenue to the rear.

A new front extension to replace the existing porch is proposed, which, whilst larger than the existing is not out of proportion with the existing dwelling house and does not significantly impinge upon the parking spaces.

The limited headroom in the loft requires a dormer extension to create sufficient useable headroom. A hybrid design with flat section slightly set back amongst pitched dormers is proposed to be more sympathetic to the surroundings. The proposal includes an increase in height of the existing ridge line raising this by 0.5m. The pre-app feedback did not raise objection to this in principle. As there are a variety of houses in the street scene of differing heights and as such the adjustment of the building height is not anticipated to adversely affect the street scene or neighbouring amenity.

## LANDSCAPING

Alterations are proposed to the landscaping of the site to form level access to the new front door.

## APPEARANCE

The extension materials will be largely to match existing. Brickwork will be to match existing, with all roofs proposed to be replaced with slate or slate effect concrete interlocking tiles to unite the new and old as well as integrate the rear roof dormer. Windows to the front elevation will be white to match the existing style, those to the rear will be less intricately detailed with a simpler design.

## Access

### VEHICULAR

The proposals include building a front extension out into the existing driveway and removal of garage (not currently used for parking) but do not impact the existing parking arrangements at the site as sufficient parking will be maintained. With reference to Reading Borough Council's Parking Standards SPD, the site falls into Zone 3 where a minimum of two parking spaces are required for a dwelling house of 4+ bedrooms. This will be achieved with the design proposals and is more than ample of the family's needs.

### INCLUSIVE ACCESS

The proposals are designed with inclusive access in mind, a generous entrance hallway creating space for any mobility aids which may be required at a future date. A graded approach and level access to be included as the detailed design develops. The annexe accommodation is all set on one level which will aid ease of living for the future.

The open plan arrangement of the annexe aims to minimise the number of doors to avoid confusion in order to be Alzheimer's friendly. The layout aims to bring daylight in through the roof and a visual connection to the garden. The annexe is linked through to the existing house for ease of meeting care needs which are anticipated to increase as the occupant's condition worsens with age.



Site Photographs



23 Woodcote Road, 63 Highmoor Road



63 Highmoor Road and 23 Woodcote Road from rear garden showing existing garage



21 and 23 Woodcote Road Boundary



23 Woodcote Road and 63 Highmoor Road boundary





23 Woodcote Road

approach from north along Woodcote Road



23 Woodcote Road (behind tree)

approach from south along Woodcote Road



Trees beyond rear garden





Hedge/shrubs beyond side boundary



Planted borders at front of the site



Cherry tree proposed for removal and replacemnt

