

Design Document

5 Ashley Road,
Reading, RG1 6HT
2835 C001P2 - 5th July 2022

2835
5 Ashley Road
RG1 6HT



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INTRODUCTION

This document is prepared on behalf of our client Mr P. Grabinar, the owner of 5 Ashley Road.

This document is intended to be a largely visual guide to present the scheme, in support of drawings also submitted.

The document supports the application for householder extensions and alterations of a residential dwelling, at 5 Ashley Road, Reading.

This document explains the design and shows how the proposals enhance the character of the existing building, without unduly impacting neighbours. The proposals would create a quality development by re-using, upgrading, and extending an existing building.

This document is to be read in conjunction with the drawings and other documents submitted with the application.

The documents submitted with the application include:

- 2835 001 LOCATION AND BLOCK PLAN
- 2835 002 EXISTING PLANS
- 2835 003 EXISTING ELEVATIONS
- 2835 004 PROPOSED PLANS
- 2835 005 PROPOSED ELEVATIONS
- 2835 006 STREET ELEVATIONS
- 2835 007 EXISTING AND PROPOSED 3D SKETCH VIEWS
- 2835 008 PROPOSED MATERIALS
- planning form
- 2835 C001 5 Ashley Road Design Document (this document)
- 2835 C002 Informal assessment of bat potential
- 2835 C003 SUSTAINABILITY STATEMENT

The house at 5 Ashley Road is a single family dwelling, built in 1960s. It consists of 2 storeys and provides 3 bedrooms.

The client intends to upgrade the external facade in order to further insulate the building, make other energy improvements, and upgrade its appearance.

Proposals include front, rear, and roof extensions, which will provide more space for the family.

Demolition of the existing side extension and garage will allow for more light to come into the building from the south, whilst a new garage can be provided to the front of the house, to replace an existing car port.

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PROPOSED CHANGES TO DWELLING

Proposed garage to replace existing car port

2 Storey front extension

Amended roof shape

1 storey rear extension

Demolition of existing garage and stores / outbuildings

Replacement store

Introduction of new windows and doors

External wall insulation and new finishes externally

RELEVANT PLANNING HISTORY

No relevant planning history available.

PLANNING DESIGNATIONS

Green Belt	The site is not located within the Green Belt.
Flood Zone	The site is located in Flood Zone 1 – the lowest risk of flooding
AONB	The site is not located within an Area of Outstanding Natural Beauty.
Listed Buildings	The site is not a listed building and there are no listed buildings in close proximity to the site.
AONB The site is not located within an Area	AONB The site is not located within an Area of
Biodiversity	The proposal will likely require the input of a professional ecologist.
Defined Settlement	The proposal is located within the defined settlement boundary.
Conservation Area	The site is not located within a Conservation Area.
Article 4	No relevant Article 4 directions.
Air Quality Management Area	The site is located within an Air Quality Management Area.

Householder Planning Applications Validation Checklist

National Requirement List – These MUST be provided to make your application valid	MUST BE INCLUDED V	
Completed standard application form	V	
Location Plan (scale of 1:1250 or 1:2500) showing 2 street names and north point	V	
Site Plan/Block Plan/Plans & Elevations (scale of 1:100, 1:200)	V	
Completed Ownership/Agricultural Holdings Certificate	V	
The appropriate fee	V	
Local Requirement List – These MAY be required depending on the circumstances of	Included V	If not included – Why? Use extra sheet if needed
Biodiversity survey & ecological reports		Eaves are enclosed and not accessible to bats - informal bat potential assessment letter enclosed with application to explain further
Daylight/Sunlight assessment		Sun shadow study deemed sufficient for this project - enclosed with application
Heritage Statement		Proposal does not affect listed buildings and is not located in conservation area
Tree surveys		Any trees on or off site are too far from proposal to be affected by proposed changes
Levels survey information	V	Levels shown on plans; no significant changes to access path
Materials details	V	
Vehicle Parking	V	
Householder Planning Statement		This design document deemed sufficient

Validation Checklist

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SITE DESCRIPTION

The site is located on Ashley Road, in close proximity to its junction with Berkley Avenue (A4) and Edenham Crescent.

To the north of the site is Reading West Train Station (approx. 0.91 KM) which provides good access to Reading Town Centre.

The A33 is located to the east which provides easy access to the M4.

Fobney Island Nature Reserve is located c. 1.36 KM to the south which is one of a number of recreational opportunities in close proximity to the site.

To the west of the site is Asda Tilehurst Superstore (1.83 KM).

Site Location

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Entrance view (west elevation) of the site; the house is set back very far from the street, the front door is not visible, and the roof pitch does not fit in well with the neighbouring property



Rear view (east elevation) of the site; there is an inadequately constructed side extension with garage and wc / stores, which is uninsulated, and the kitchen is small and does not allow for modern family living

Site photographs

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Street view. The house is largely hidden as it is set down from the road, and behind fencing and hedges along the front.
The roof shape is unattractive.

5 Ashley Road (site)

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Rear view of 7 Ashley Road, which was constructed at the same time as the application property



Front view of the property including the large 2 storey extension to the front of the original part of the house

7 Ashley Road

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85 Berkley Avenue is part of a semi-detached Edwardian property, which has more traditional roof forms and architecture

85 Berkley Avenue



The rear extension with traditional gable to match the existing gable, and ground floor extension just visible at 85 Berkley Avenue

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Edenham Crescent, diagonally across from the site



Edenham Crescent corner property facing the front of the application site

2 Edenham Crescent

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The image displays architectural drawings for a house extension project, including three elevations and two floor plans.

Elevations:

- FRONT:** Shows the front elevation with a new extension on the right. Annotations include "new or re-used tiles to match exg.", "matching brickwork", and "new extension".
- SOUTH:** Shows the south elevation with a new extension on the right. Annotations include "new or re-used tiles to match exg.", "new 8' x 7' white pvc windows to match existing", and "new extension".
- REAR:** Shows the rear elevation with a new extension on the right. Annotations include "new extension" and "new extension".

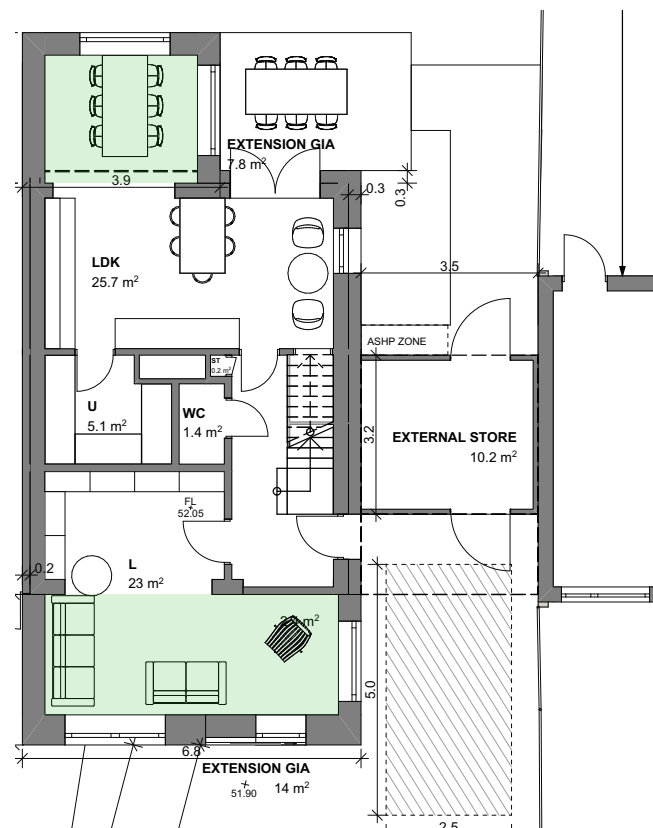
Floor Plans:

- GROUND FLOOR:** Shows the ground floor plan with rooms including dining, living, kitchen, wc, morning room, lounge, and hall. Annotations include "new extension", "remove clay living", "new timber stair", "demolish redundant walls to porch & garage (dotted)", and "new cavity wall".
- FIRST FLOOR:** Shows the first floor plan with rooms including bed 1, bed 2, bed 3, bath, en suite bath, and landing. Annotations include "new extension", "form new opening & brick up part of exg. windows", and "READING ROOM AMENDMENT".

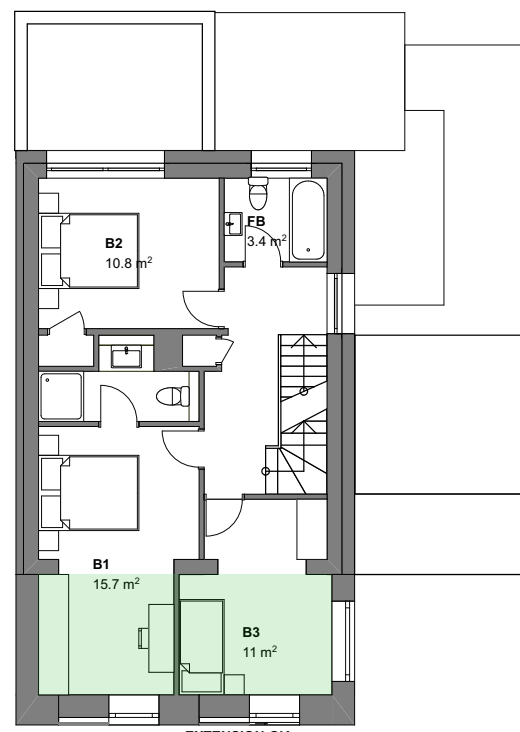
A north arrow is located in the top right corner of the first floor plan.

Extensions

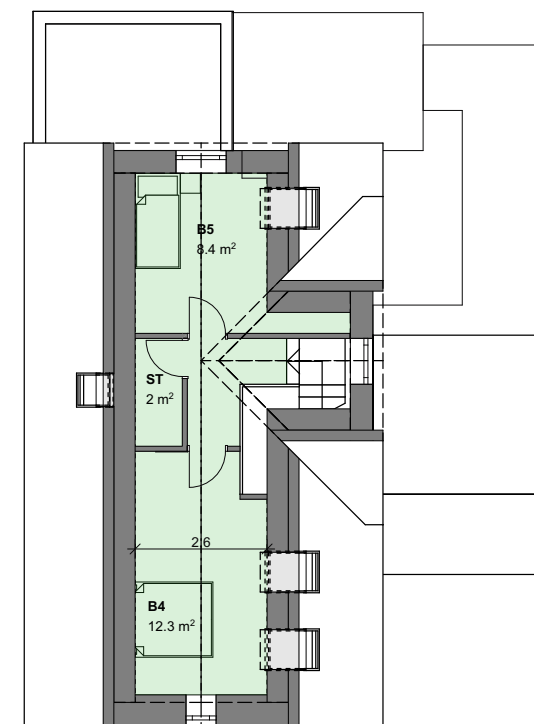
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Ground floor extensions
To front and rear



First floor extension
To front



Loft extension and new
loft over front extension

Extensions proposed to the main house include front, rear and roof extensions.

The front extension in particular is significantly smaller than the one approved at 7 Ashley Road

Two storey front and single storey rear extension and loft conversion

Extensions

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PLANNING

Reading Local Plan Policy CC7 states that all development must be of high design quality that maintains and enhances the character and appearance of the area in which it is located.

Proposed changes include to make the roof pitch more traditional in appearance, and to provide large windows set in rendered facade finishes. The render finish was chosen to improve the visual appearance, as it is common around the site and could better integrate the existing building with its neighbours, while upgrading the thermal performance significantly. The change in roof pitch would help to improve the building visually and integrate it better with the traditional buildings to the North.

Policy CC8 states that development should not cause a detrimental impact on the living environment of surrounding residential properties.

The proposed rear extension's single storey nature means that it would not have a negative impact on neighbouring amenity.

Due to site levels and the eaves height remaining as it is currently the increase in roof height is unlikely to cause overshadowing or other significant impact on the neighbours. Side windows at 85 Berkeley avenue are currently facing the existing building, direct access to sunlight should not be affected significantly.

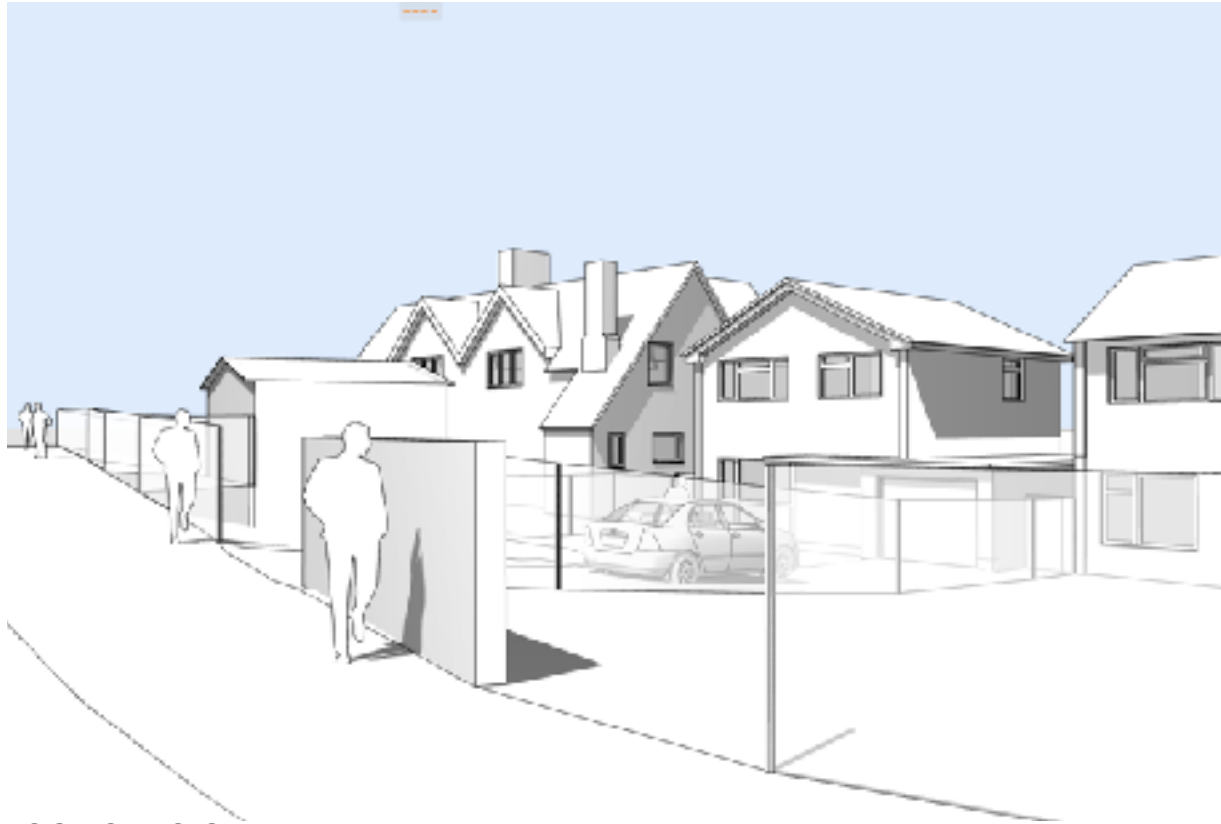
The new dormer and windows to the south are located to maximise solar gains. These windows would not cause undue overlooking but if required could be made obscure glazed.

The proposed front extension is of a relatively small scale in comparison with the existing building. Although rear extensions are more typical, in this location the front garden is particularly large compared to the rear garden, whilst the neighbour at No. 7 has also extended forwards successfully. The proposed extension forwards is of a much smaller scale than that approved at No. 7.

The proposed garage's single storey nature means that it is unlikely to impact residential amenity.

The works to the existing roof, including the loft conversion might be subject to Policy EN12. However, an Informal assessment of bat potential is a part of this application to assess and explains why we feel that a bat survey is not required in this instance.

For full detail on the sustainability response, please refer to 2835 C003 Sustainability Statement, as submitted with the application.



CONCLUSION

The proposals provide a carefully designed scheme to the betterment of 5 Ashley Road, whilst providing an increased, better quality space for the family that lives there, at a sustainable location in Reading.

The proposed extension would provide 2 new bedrooms and increase the internal space overall for the existing house.

This document and other information submitted with the application show that there is no significant negative impact in terms of neighbour amenity, and that the proposal would be beneficial for the character of the area.

Sustainability has been a main driver of the project, and our sustainability report sets out how the energy performance of the building would be improved as part of these proposals.

We duly await the council's decision and would welcome the chance to engage with the council to further present or discuss the design.

River View

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