

DESIGN & ACCESS STATEMENT

Prepared in connection with a Planning Application

for

**Alterations and extensions to
28 & 26 Clifton Street
Reading
RG1 7YE**

for

Mr & Mrs S Gaze.

Agent
Richard Davey
29 Beverley Close
Thatcham
Berkshire
RG18 3AE
Tel: 0773362822

Aug 2022

Design & Access Statement

Site Address:

28 & 26 Clifton Street
Reading
RG1 7Y

Applicant:

Mr & Mrs S Gaze
28 Clifton Street
Reading
RG1 7Y

Agent:

Richard Davey Design
29 Beverley Close
Thatcham
RG18 3AE

EXISTING PROPERTIES:

The existing properties are a pair of semi-detached two storey houses located within a residential area.

To the rear of each property are outbuilding and covered areas which were formerly outside toilets and stores and are not necessary for the use of the owners.

To the rear of the site are two detached garages which are not of an adequate size for storage of vehicles. The owners' vehicles therefore have to be parked off site on the highway.

PROPOSALS:

The applicants are the owners of both no 28 & 26 and wish to modernise both properties hence the single application for the two properties.

This application seeks approval for the following alterations to the above property:

- Demolition of rear outbuildings and detached garages to nos. 28 & 26
- Construction of single storey extensions to the rear of each property
- Construction of a pair of garages (one for each property).

The single storey extensions will replace substandard outbuildings and covered areas at the rear of the property and the extensions will not project beyond the existing side walls of the properties.

The design of the extension and garages are in keeping with the area and will use colours and materials found in the area.

ACCESS, PARKING PROVISION AND HIGHWAY SAFETY:

The existing properties have 3 bedrooms and the proposals do not increase the number of bedrooms and therefore there is no increase in the parking requirements.

Vehicular access exists to each property from Goldsmid Road at the rear of the property.

The proposed replacement garages will enable two vehicles to be parked on site and removed from parking on the highway.

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DRAINAGE:

The site does not fall within either Flood Zone 2 or 3 nor a critical drainage area.

The additional floor area will not increase the flood risk within the area.

There is an existing foul water connection in the site and there are no requirements to alter the foul drainage system.

CONCLUSION:

It is considered that the proposals for the removal of old outbuildings/toilets and the construction of a linked single storey extension will not harm the area and have no effect on the neighbours amenities.

It is also considered that the removal of the unusable garages to the rear of the site and replacement with a pair of garages of a size that will be suitable for modern vehicles, cycle storage and garden equipment will be beneficial and enable two vehicles to be parked on site and not on the highway.

Therefore the proposed scheme complies with the principals of Reading Borough Councils planning policy and should be supported.

*****END*****