



Planning, Design & Access Statement

Application for Householder Planning Permission

2021.12
5a Kidmore Road

Planning

PROPERTY AND SITE

The house is a four bedroom detached 1970's home in Caversham Heights. It sits amongst older dwellings and is set back further into the site than the neighbouring properties. The local authority maps do not identify any specific designations on the site.

SITE HISTORY

The property has no previous planning history.

SITE CONTEXT

Upon the site there are trees along both rear boundaries but not in close proximity to the proposed extension. The intention is to protect these and cause a lack of harm is demonstrated on the proposed drawings with the creation of a construction exclusion zone.

Design

USE

The proposals are to modernise the house and extend from a larger open plan kitchen, dining space. Clerestory windows are proposed to the side elevation to capture sunlight into the kitchen and the new dining space opens up to the garden. The height of them is set to minimise overlook to the neighbouring garden.

AMOUNT

A single storey extension is proposed to increase the kitchen size, the extension is proposed to be 3m deep and 5.3m wide, the extension is single storey, inset from the existing house side elevation. The flat roof with parapet edge creates a simple form which is not overbearing on the neighbours or the dwelling itself.

LAYOUT

The ground floor layout is reconfigured for open plan living and the house is opened up to the garden at the rear. The extension is set in from the existing side elevation which also helps to minimise any impact on the neighbouring property's outlook.

SCALE

The extension is modest in scale, it does not have significant impact on neighbouring properties which are already set some way forward from the existing dwelling.

LANDSCAPING

No landscaping changes are proposed, the existing patio area to be retained outside of the living room.

APPEARANCE

The facing brickwork to the house is quite unique in its style, with clean lines and recessed dark mortar joints. As a good brick match will be hard to find, the extension is proposed to contrast the colour of the brickwork and be built in grey engineering bricks with recessed dark mortar joints to tie in the overall aesthetic. The new doors and windows to be anthracite grey aluminium. To the front of the property the entrance area is also renovated with a new front door and glazed sidelights to replace existing stone clad feature.

Access

VEHICULAR

The proposals do not impact the existing parking arrangements at the site.

INCLUSIVE ACCESS

The proposals do not alter the access to the property.

Site Photographs



1.0 Trees along north boundary



2.0 Rear elevation and tree along south boundary



3.0 Neighbouring property north boundary



4.0 Neighbouring property south boundary

