

**ERECTION OF A SINGLE STOREY REAR,
EXTENSION FORMING ADDITIONAL,
ACCOMMODATION, ALONG WITH NEW SITE
ACCESS
AND HARDSTANDING FOR TWO CARS,**

**FOR
MR & MRS P PATHMANATHAN
OUR REF: P00289**

DESIGN & ACCESS STATEMENT



Figure 1. 17 Park Lane.

BACKGROUND INFORMATION

INVOLVEMENT

The Applicant has involved a multi – disciplinary consultancy within the design process and has liaised with neighbouring residents to seek advise and informal approval over the design.

EVALUATION

Architectural Planning Limited were approached to undertake a feasibility study and were asked to produce planning documentation for Mr & Mrs Pathmanathan. The proposed works are to include the removal of the existing conservatory, side entrance porch, and the construction of a new single storey rear extension forming an additional bedroom and enlarged kitchen and cloakroom along with hard standing for two cars.

LOCATION OF NEW PROPOSAL

It is proposed that the new extension will be located on the existing rear garden to the Southwest of the site, a predominately leveled area, which is currently being occupied by a timber conservatory structure which is to be removed. The proposal generally is to house the present occupant Mr Pathmanathan who has currently been released from hospital after a major surgical procedure. To comply with part M of the current Building Regulations it is envisaged that all areas within the development will be made accessible for ambulant users.

As part of the proposal, pedestrian access paths and ramps will be constructed near the new entrance of the new building to allow easy access into the newly constructed spaces. Additional parking and hard standing is to be provided from Park Lane, a separate drop kerb application will be made to support this application.

BRIEF

The requirements of the brief are as follows:

- 1no. double bedroom
- 1no. shower
- 1no. Kitchen diner
- cloakroom
- Access to existing patio / kitchen

APPEARANCE

The design of the new proposal will have a similar building aesthetic to the existing structure, with corbel features and tile creasing courses to windows and doors, to ensure a visual relationship is maintained between the new structure and the existing street typology. Pan tile roof generally to match existing, Architectural Planning will develop the scheme focusing largely on complimentary materials and door and window fixings. The external walls of the new building will be faced with brickwork to match the existing, along with render panels. It is proposed that the new windows will be double glazed UPVC to match the existing buildings and the new door sets will be timber with a stained finish also to complement the existing.

AMOUNT OF DEVELOPMENT

The gross internal area (floor space of the extension) will be 26.5msq. The maximum height of the building will not exceed 4.2 metres. The accommodation is to be retained and used solely for the purpose's ancillary to the enjoyment of the dwelling, nor used in conjunction with any trade, business or commercial enterprises.

PLANNING HISTORY

The site has no recorded relevant history.

ACCESS

In accordance with Part M of the current Building Regulations, both a ramped access and steps have been incorporated into the design of the extension. With these structures in place, it is envisaged that easy access would be achieved by both ambulant and wheelchair users.

The access ramps are to be 4m in length as indicated and are to have a gradient of 1:12. Also a level landing of 1.00 m x 1.5m will be provided at the top of each ramp to allow for easy access into the building.

For some ambulant disabled people ramps are not necessarily convenient, as some individuals are able to walk but have restricted mobility, thus find it difficult to negotiate a ramp than a stair. With this issue considered, a set of steps allowing access into the main body of the building has been incorporated into the proposal, located at the rear of the proposal onto the existing raised patio area.

Careful consideration has been undertaken to ensure that all areas within and around the new building are accessible for both ambulant disabled and wheelchair users and are thus compliant with Part M of the current Building Regulations.

POLICY CONSIDERATIONS

National Planning policy framework.
Achieving Nutrient neutrality
Reading Borough Council “Climate change” & Air quality strategy
Biodiversity adopted plan
Landscape, biodiversity & trees policy
Carparking policy
Listed building grade: Not applicable
Conservation area: Not applicable.
Flood risk liability: Not applicable.

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (1) Principle of development
- (2) Appropriateness of design and impact upon the character of the area
- (3) Effect on neighbouring properties

Principle of development

The application site is located within the defined urban area; therefore, development is considered acceptable in principle subject to development management criteria.

APPROPRIATENESS OF DESIGN AND IMPACT ON STREET CHARACTER.

The proposal would result in a significant increase in the size of the dwelling; however, the style and height will mimic the street typology and is acceptable in the context of other properties located in Park Lane and Mayfair. By projecting the extension to that of the adjoining maintains a balance that we believe is in context. Amenity areas will be maintained, with the use of the communal gardens.

Adequate space exists to provide two car parking spaces to the main frontage, which accords with the Councils standards currently. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

EFFECT ON NEIGHBOURING PROPERTIES.

The proposal would maintain the height and mass of the built form adjacent to the neighbouring boundaries, in respect of Southwest facing properties, impact would be negligible if any, the same could be said for the South Elevation and East, however some shadowing would result to the West elevation from Sun Rise to midday. A line of sight has been taken from 45 degrees taken from the centreline of the adjoining neighbour's property which limits the length of the extension to 4.4m, thus it is considered that the proposal would not result in an unacceptable loss of privacy / or overlooking.

ECOLOGY & BIODIVERSITY – HABITAT CREATION.

The council's approach to smaller developments including householder planning permission and permitted developments looks favourably upon applications that provide bird boxes / bricks, bat access roof tiles and boxes along with hedgehog friendly fences between houses, and indigenous planting to benefit pollinating insects. The clients will look at adding these to enhance the natural environment. Existing trees, / shrubs and hedging is to be reinforced to positively contribute to the conservation and enhancement of biodiversity and provide a net gain.

Prepared by
Architectural Planning Projects
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