



Planning, Design & Access Statement

Application for Householder Planning Permission

2020.14
15 The Mount

Planning

PROPERTY AND SITE

The house is a five-bedroom detached Edwardian home in Caversham Heights. It sits amongst similar properties in the street scene, although each has its own unique features. The local authority maps do not identify and specific designations on the site.

SITE HISTORY

The house has been previously extended to the rear with a lean-to extension housing a WC and Utility space at present and a large conservatory in the side return.

Design

USE

The proposals are to replace the existing lean-to extension and conservatory with side return extension to form larger kitchen dining space for the family. Additionally, a new pitched roof is proposed to the garage at the front of the property altering its form and create some storage above.

AMOUNT

The extension is single storey and replaces a conservatory of similar massing. The neighbouring property is already extended and as such the proposals will not have significant impact on the neighbours.

LAYOUT

The proposals infill the side return but retain a pedestrian access along the side to enable rear access to the garage. Internally the kitchen opens up to a larger kitchen dining space and functional spaces are relocated to the middle of the property.

SCALE

The scale of the additions is modest and they remain subservient to the style and massing of the original dwelling.

LANDSCAPING

Other than new patio immediately adjacent to the building, no landscaping changes are proposed.

APPEARANCE

The new extension will be built from facing brickwork to match existing, the flat roof to be single ply membrane in lead grey colour. To the front, the garage roof will be in slate to match the main roof. New glazing to be low profile black aluminium frames with windows to be frameless glazing.

Access

VEHICULAR

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

INCLUSIVE ACCESS

The ground floor WC is being moved closer the front door and on the same level as the entrance, it is currently set down from the main house level by two steps.

Site Photographs



Rear elevation showing lean to extension and conservatory



Garage as existing

