

Date: **Tuesday, 31 May 2022**
Project Title: **Erection of 1st floor storey over the existing garage, porch extension to match existing neighbouring properties**



Fig. 1 Front Elevation 5 Devonshire Park

The Design and Access Statement is written in support of the Full Planning Application for the removal of the existing garage roof and erection of a storey at 1st floor level over the existing garage, front porch canopy removal and replacement with a new porch to match the existing neighbouring properties, on the side and front porch elevation to 5 Devonshire Park, Reading.

This statement should be read in conjunction with the following documents submitted with the Planning Application listed below:

- Architectural drawings by Haus Frame, which includes: Existing drawing – Proposed drawings and Block Plan - AT_001-AT_014 – 5 Devonshire Park _ Planning Drawings
- Site Location Plan AT_006 – Proposed Site Plan

Site and Surroundings

The site, 5 Devonshire Park, is a large house situated within Devonshire Park, relatively modern development, accessed off Shinfield Road and characterised by large detached dwellings positioned around a looped road. The property is not listed nor situated within Conservation Area.

Design Statement

Principally, the proposal arises as part of works to provide more amenable facilities for the family and especially to accommodate elderly-parental relatives who must now live with them. There is precedence of similar proposals approved, and already built, on Devonshire Park. The site enjoys a large plot area within a spaciouly laid residential neighbourhood.

Planning permission is sought for the removal of existing garage roof and replacement of the roof at a higher level to accommodate another storey over the ground floor garage space, and removal of the front porch canopy and replacement with a small porch and canopy over matching existing and the neighbouring properties.

The proposal is done generally because due to previous severe storm in UK the main garage roof main roof to the house and bedrooms have been severely damaged and the house is not occupied until the main roof repairs are executed. Additionally, the proposal is sought for creating amenities for the family members and especially to accommodate elderly-parental relatives who must live with the owners and the children in the property. Furthermore, the proposal is looking to allow for more room for the office space which is highly used since the work from home have been implemented more and more.

There is precedence of similar proposals approved, and already built, on Devonshire Park, like the immediate neighbouring property at 6 Devonshire park where they have had the planning proposal approved for an additional storey over the garage space or 25 Devonshire Park, extended with flush and seamless eaves and frontage or 10 Devonshire Park with an additional storey over the existing garage space which has been approved and already built. (see Fig 2 and Fig 3 and Fig 4)



Fig. 2 Front Elevation 6 Devonshire Park



Fig. 3 Front Elevation 25 Devonshire Park

The existing roof and garage space is currently not in liveable condition and needs replacement in its entirety. The proposed design and layout are in line with local precedents, the LPA published guidance and discretion allowances included in the Local Plan Design Guidance. Its scale and form are all in keeping with the original dwelling.

The site is a spacious plot which allows to accommodate an additional storey over the garage matching with the characteristics of the existing main house. In accordance with the plot size, shape of the development, location and setting of the proposal is in good aesthetic with the neighbourhood with minimal impact on the look of the street and other properties.

The proposed side storey extension over the garage, is set to complement the existing main dwelling as well as generally in the area. The proposed design keeps the character of the existing dwelling and matches the existing materials and looks, making it aesthetically pleasing and complimentary to the original structure as well as vicinity neighbouring properties.

Furthermore, the proposal for the front porch is going to compliment the existing dwelling by simply matching the rest of the porches and front elevation styling in the neighbouring properties. The front porch new proposed design is a combination of a minimal single extension and front canopy as seen in the neighbouring properties at 10 Devonshire Park and 6 Devonshire Park (seen in Fig 4 and Fig 2)



Fig. 4 Front Elevation 10 Devonshire Park

The proposal application is made in consideration of all the factors in this statement and in the light of published LPA guidance.

The view from all perspectives shall be in keeping with the current scale, pattern and original character of the houses in Devonshire Park in particular.

A visual survey of the vicinity show a number of local and recent precedents incorporating similar proposals as in this application, permitted. As such the proposal is considered a “*deminimis*” category.

The number of bedrooms at the property is to increase by one. The Proposal just aims to make them more accommodating for elderly relatives’ facility and the office spaces required since working from home.

The original regency theme and styling of the dwelling is not only to be retained but much enhanced through provision of additional windows matching the original house window and a continuation of the lines of the special original eaves, as well as fascia and soffit details. The roof line is proposed to be at the same or lower level than the main dwelling roof line in order to keep the aesthetic of the area as well as the proposals that have been previously approved and built in the area like 10 Devonshire Park. (Fig 4)

The proposed extension will be well set back and follow the footprint of the existing garage space at Ground Floor level. The proposal will well be set back following the garage outline and have a similar or lower roof level than the main dwelling. The proposal will hardly be seen from afar, but more when approaching the property facing the front elevation from its drive. The design will be pleasing and satisfactory to the aesthetic of the neighbouring properties and will be a beneficial addition to the property. (Fig 5)



Fig. 5 Front Elevation approaching 5 Devonshire Park

Therefore the designers believe the proposal is entirely in keeping with the character and appearance of the host property as well as the overall vicinity and accordingly seek approval of the scheme.



Fig. 6 Front Elevation outside 5 Devonshire Park. Viewing South West, showing the openness in the street scene and plot individuality

Access

There is an easy access to the property and there will be no disruption made to the neighbouring properties and street. The property has already been totally covered in scaffolding and over roof canopy scaffolding due to severe storm damage to the roofs and the main dwelling for several weeks and a total repair of the roof to match existing is under way.

Summary

Consideration has been given to ensure that the character and appearance of the existing building will not be affected, ensuring the preservation of the existing views and styling of the neighbouring properties. The proposal will be executed in line with all the relevant Reading Council policies. The following are the key design elements:

- The proposal will not have an adverse impact on the setting, appearance and special character of the building
- All original feature of the building have been retained and complimented in the
- The proposal will not affect the appreciation of the building and the wider surroundings, within Devonshire Park
- A high level of sustainability has been considered in the proposal and designed into the scheme wherever possible

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