

**LUPA**

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**PROPOSED DEVELOPEMENT – SINGLE STOREY EXTENSION TO SIDE AND REAR**

**AT 54 GROSVENOR ROAD**

**DESIGN AND ACCESS STATEMENT**

**SEPTEMBER 2021**

**2165\_301\_01 54 GROSVENOR ROAD**

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## Introduction

This application seeks planning permission for a single-story side and rear extension. This is intended to improve the flow of ground floor layout creating a kitchen diner which has good access to the garden, and a utility room relocated to the side of the home.

## Site Location

54 Grosvenor Road



**Fig. 1** Red outline denotes site boundary

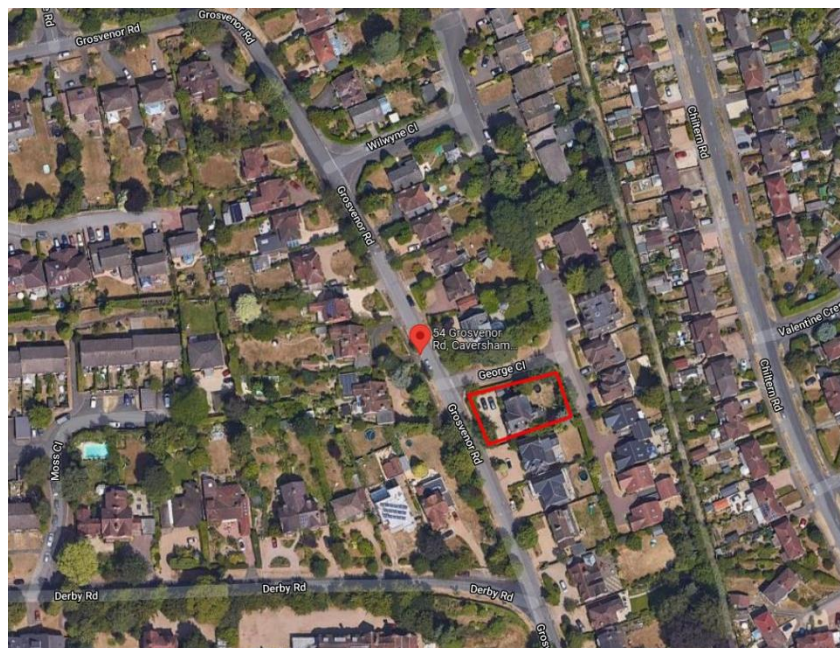


**Fig. 2** Red outline denotes site boundary

### **The Existing Site**

54 Grosvenor Road is a detached Edwardian house.

The house is traditional in appearance and has three storeys with pitched slate roof and rendered gable above front bay window, external walls are high quality brickwork walls with painted timber doors, windows and fascia board.

The front of the property benefits from beautifully detailed brick and stonework.



**Fig 3.** Photo of the front of the property

The rear of the property has much simpler brickwork, the detail is limited to brick soldier courses above windows and stone windowsills (see Fig 4.)

The rear elevation comprises of 4 volumes, the 3-storey volume of the main house which has gable and hipped roof, 2 storey gable which forms bathroom at 1<sup>st</sup> floor and single storey utility/WC and external store. The single storey utility/WC and external store prevent the kitchen diner connecting with the garden.

The existing materials palette to the rear of the dwelling comprises of brickwork with soldier courses above windows and stone sills, with painted timber windows doors and fascia boards.



**Fig 4.** Photo of rear elevation

## **The Proposals**

The proposal relates to the rear and side of the property and is to remove the existing utility room WC and disused external store and replace with a unified rear kitchen diner extension which provide the home and family with a good link to the garden. The new side extension will accommodate the utility room and WC which will be accessed from the kitchen and rear garden.

### **Reasons for Submission**

The existing ground floor kitchen diner has a very small utility room and WC directly off the dining area which is not ideal, the location of utility room and WC prevent views into the garden and daylight penetrating the kitchen. The space is poorly designed very tight and results in an awkward dining space which lets down an otherwise very well portioned home.

By removing the existing lean to, utility and WC my client aims to create a functional kitchen diner with a practical utility room relocated to the side of the property.

### **Design Principles**

The proposals have been designed to accord with the requirements of the Design Guide to House Extensions SPD (Adopted March 2021)

“Size and Scale” on page 7 of this document lists out various requirements for the design of extensions.

The grand proportions of 54 Grosvenor Road mean a side extension set back 3m from the principal elevation with an eave’s height of 2.65m is subservient to the main dwelling. Where the side extension roof meets the original dwelling, the roof is 4m high. The proposed side extension is set in from the boundary wall to minimise party wall issues. The selection of materials is traditional brickwork with slate tiles to the pitched roof which will sit comfortably with the existing building and roof slates. The doors and window will be painted timber. These material selections are in keeping with the existing property and comply with the guidance in the SPD 6.4.2 Materials (page 8).

The extension to the rear which forms the kitchen diner sits in line with the existing external store lean-to, the eastern wall of the existing kitchen is continued to meet the extended wall of the store. Again, the generous proportion of this detached family home ensure the rear extension is not overbearing and is subservient to the host dwelling. The rear extension will be brickwork which will compliment the existing brickwork of the property, with brick arches above windows and stones sill in keeping with the existing architecture of the rear elevation. The windows ensure the extension provides plenty of daylight and garden views. The kitchen diner extension will have stone copings and a roof lantern to throw daylight into the back of the kitchen. The windows have the proportions of the existing rear elevation windows, the long window to the northern elevation is broken up with elegant mullions which retains the same proportions as other windows and is a comfortable solution. Thus, the guidance noted under Fenestration 6.4.1 (page 8) has been adhered to.

Using the existing window and door proportions the proposed window frames create an elegant design both externally and internally which will also allow daylight into the room.

The proposed side and rear extensions are clearly subservient to the rest of the host building as is demonstrated on the images shown below (fig 5 & 6.) and thus fits in with the requirements of the SPD.

The side extension is set well back from the principal elevation and private road ensuring the street scape and wider amenity interests are unharmed.

The proposals as demonstrated in the elevation image below fit in perfectly well with the existing building.



Fig 5. Proposed Front Elevation



**Fig 6. Proposed Rear Elevation**

#### Relevant Planning Policy

Design Guide to House Extensions Supplementary Planning Document (adopted March 2021)

We believe that these proposals meet the requirements of the SDP, and consequently also meets the Council's Planning Policies where they are contained within the Reading Borough Local Plan 2019.

#### Conclusion

The aim of the proposed development has been to achieve a high standard of design both internally and externally and to reflect appropriately on the surrounding area.

This modest development contained within this planning application complies with the relevant design guidelines. These proposals do not undermine or harm any of the requirements of the SPD and appear to be supported by these requirements.