

Design and Access Statement

Proposed Single Storey Rear Extension
at 43 Buxton Avenue, Caversham, RG4 7BT

02.09.2021

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1.0 Introduction

- 1.1 This Design and Access statement has been prepared in support of a Householder Planning application for a rear extension to 43 Buxton Avenue, Caversham. The property was built around the 1930's and is a three-storey semi-detached house with a front and rear garden.
- 1.2 Buxton Avenue is a residential street in Caversham. The house is not in a conservation area.

2.0 Amount

- 2.1 The proposal seeks to erect a single storey rear extension to provide an enlarged kitchen, and dining room area to the ground floor. This proposal will replace the existing rear extension, which is in need of repair and maintenance.
- 2.2 No trees are to be removed.



43 Buxton Avenue, Front elevation from the street



Rear elevation, showing the existing extension to be replaced.

3.0 Layout

- 3.1 The house has an existing rear extension that goes full width of the house (not including the garage). This extension has a plain tiled roof at a low pitch. Due to its low pitch the roof is failing and needs to be replaced. The proposed extension will sit on the same footprint and will extend further into the garden by 3m.
- 3.2 The kitchen will be moved into what is the dining room and, in its place, will be a new shower room and utility room.

4.0 Scale and Context

- 4.1 The rear extension has been designed to be in scale and subservient to the existing house with roof heights and eaves lower than on the existing house.
- 4.2 The proposed extension has a low pitch single ply membrane roof.

5.0 Appearance

- 5.1 The extension will be constructed out of bricks to match the existing house and a simple grey, single-ply membrane roof. All other areas of painted pebble dash or plain pebble dash will remain unchanged. All new rainwater goods will match existing and new patio doors will be grey double-glazed aluminium.

6.0 Planning Policy

- 6.1 We understand that this proposal accords with the appropriate sections of the Reading Borough Local Plan including Policy H9: Housing Extensions and Ancillary Accommodation and H10: Private and Communal Outdoor Space.

7.0 Access

- 7.1 The existing vehicle access and parking arrangements will be retained and remain unchanged.
- 7.2 The existing front door to the dwelling will be retained and remain unchanged.

8.0 Summary

- 8.1 This proposal is for a single storey rear extension to provide additional living space for a family home in an established residential street in Caversham. In terms of mass and visual impact the extension is a modest intervention, domestic in scale, and it will provide enhanced living accommodation for the applicants.