



CREATIVE DESIGN & STRUCTURE LTD

UNIT 1, HENSON HOUSE
NEWTOWN ROAD, HENLEY-ON-THAMES
info@creativedesignandstructure.co.uk / www.creativedesignandstructure.co.uk

DESIGN & ACCESS STATEMENT

Change of use from a two storey side and single storey rear extension to a single two bedroom attached dwelling and repositioned entrance door (Retrospective).

at
36A Mill Road
Caversham
Reading
RG4 8DP

July 2021

1.1. Introduction

- 1.1.1. This Design & Access Statement has been prepared in support of a planning application to change the use of a two storey side and single storey rear extension to a single two bedroom attached dwelling retrospectively. It aims to provide a brief background of the proposal in relation with the site and the surrounding context.

1.2. The Site and History

- 1.2.1. The application relates to a site located on Mill Road in Caversham at the Thames end. Within the site there is a pair of semi- detached dwellings with 36A attached to 36.

On 13th June 1983 planning permission Plan No. 83/TP/381 was gained for a two storey side and single storey rear extension to an existing semi detached house.

Since 1986 individual Rates / Council Tax Account Number 64045561 have been paid on 36A Mill Road Caversham. (Residents details from September 2013 to present date attached)

1.3. The Proposal

- 1.3.1. The proposal is to retrospectively regularize the two storey side extension and single storey rear extension as a single attached dwelling and repositioned entrance door.

1.4. Parking

- 1.4.1. There are two off road parking positions provided at 36A Mill Road.

1.5. Ecology

- 1.5.1. There are no known ecology issues.

1.6. Conclusion

In summary we believe planning permission should be granted for 36A Mill Road as separate attached dwelling as relevant Council Taxes have been made on the dwelling for the past 35years.



Creative Design & Structure Ltd

A: Henson House, Newtown Road, Henley-On-Thames RG9 1HG

E: elton@creativedesignandstructure.co.uk

W: www.creativedesignandstructure.co.uk

M: 07939065473

T: 01491 411 922