

DESIGN STATEMENT AT 44 CONISTON DRIVE, READING

44 Coniston Drive, Tilehurst, Reading, RG30 6XS

Existing Property

This Design & Access statement is to accompany the planning application submission at No. 44 Coniston Drive, Tilehurst, Reading.

44 Coniston Drive as an existing x3 bedroom property of which has received a single storey rear extension historically prior to the current owner's occupation of the property.

The Proposal

The requirement is for a larger kitchen space to include room for a seating area with doors leading and looking out into the garden. By increasing the opening size between current existing dining and kitchen area, a substantial increase in daylight should extend into the dining area sits within the middle of the house between living room and kitchen area.

Finally, a small utility area with further home office space in the side extension and a small under stairs w/c are proposed.

Impact of the Proposal

The rear section of the proposal has been dropped down 300mm from the level of the existing internal floor level with the aim of reducing impact of the adjacent properties either side.

A x2 storey rear extension has been constructed on the adjacent property No.46 to the South and this is been constructed tight to the boundary line. There is an obscure glazed window serving a downstairs wet room relatively close to the boundary fence.

There is a single storey flat roof extension to the rear of the adjacent property No. 42 and the structure of the wall and roof of this extension currently passes across the boundary and connects to the rear extension of No. 44. A 45° line has been drawn from the centre of the patio doors to the adjacent No. 44 extension across the boundary to ensure this is not breached by the proposal.

The roof is duo pitched sloping down to either side to reduce impact to the adjacent properties.

Materials

The proposed materials are red face brickwork, slate roof covering for a slim profile and the rear doors and window are anthracite uPVC.

Conclusion

Care has been taken to try and ensure that the single storey extension does not breach the 45° rule as set out in the Reading Borough Council supplementary design guides or to pose any overbearing nature to either adjacent property.

The proposal aims to achieve the client's requirements of adding a relatively modest amount of additional floor space to a relatively modest sized property so as to create an area opening into the rear garden for all the owner's family to enjoy and adding more natural daylight into further areas of the house.