

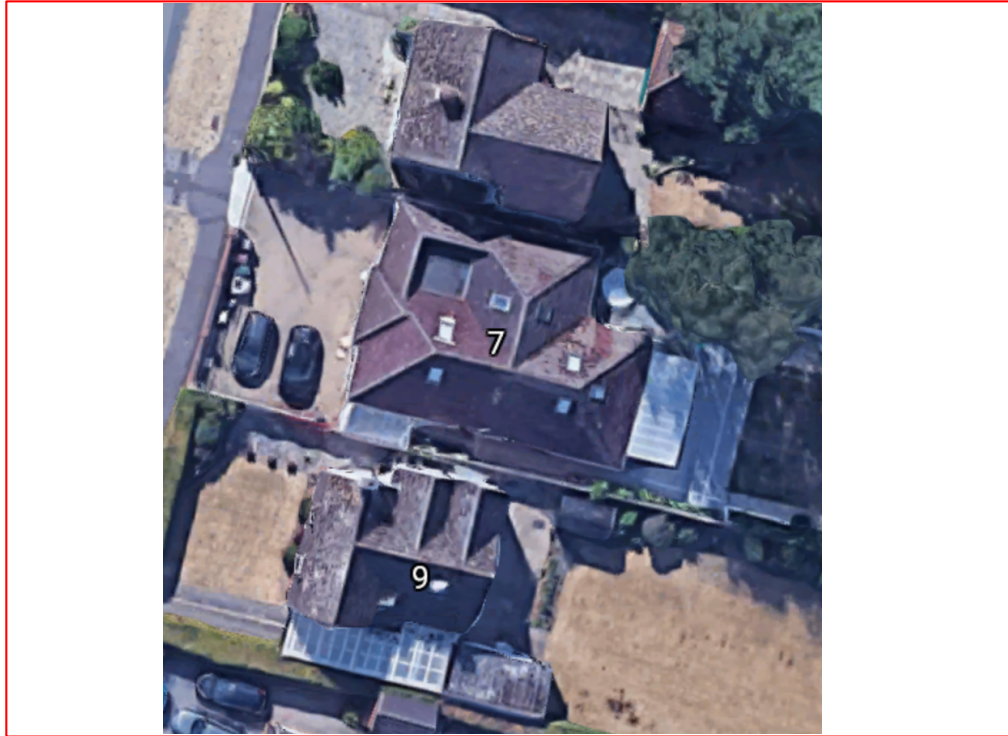
DESIGN AND ACCESS STATEMENT

SITE:

**PROPOSED FIRST FLOOR
EXTENSION TO BUNGALOW AT
7 COCKNEY HILL READING**

CLIENT:

MR D TRIPATHI



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1.0 SUMMARY

- 1.1 This planning application is for a first- floor extension to the existing bungalow, following demolition of the existing loft. There is no change to the existing ground floor plan.
- 1.2 Several similar applications submitted in the area have been approved by Reading Council.

2.0 LEGISLATIVE PROCEDURE

- 2.0 This statement is written in accordance with the requirements of Article 4C of the GDPO and covers both matters of design and access.
- 2.1 This design and access statement illustrates the process that has led to this development proposal and seeks to explain the process in a structured manner.

3.0 RELEVANT PLANNING HISTORY

- 3.1 080636-There is a previous single storey rear, side extension to the bungalow along with loft conversion to habitable rooms.
130079-There is a previous application for erecting a first floor extension to the property which was approved but not implemented.

PRINCIPAL RELEVANT PLANNING POLICY AND STANDARDS

4.0

- 4.1 This planning application is submitted in accordance with the presumption in favour of sustainable development that is set out in the National Planning Policy Framework (NPPF).

- 4.2 The NPPF states that development that is sustainable should go ahead without delay and that a presumption in favour of sustainable development is the basis for every decision.

- 4.3 Paragraph 14 of the NPPF states that planning permission should be granted in the absence of any adverse impacts which would significantly and demonstrably outweigh the benefits.

- 4.4 The NPPF sets out a presumption in favour of sustainable development and is a material consideration in the making of planning decisions. The content of the NPPF as it relates to the proposed development of the application site is addressed in the order set out below.

Page 45 onwards of the NPPF sets out the approach to decision making. This includes the requirement at paragraph 187 for LPAs to look for solutions to problems rather than problems, and that decision makers at every level should seek to approve applications for sustainable development where possible.



Paragraphs 196 to 198 set out the approach to determining applications and paragraph 196 requires applications to be determined in accordance with the Development Plan unless material considerations indicate.

For the reasons set out in this DAS, the application is submitted in accordance with the requirements of the relevant development plan policy.

Paragraph 197 requires LPAs to apply the presumption in favour of sustainable development in determining development proposals.

The proposal complies with the Reading Council Residential Design Guide, saved Local Plan Policies and Core Strategy

5.0 SITE ANALYSIS (ASSESSMENT)

5.1 '7 Cockney Hill' is a detached bungalow, set in an established and mature verdant residential road. ***This proposal would enhance this site with a supportive landscape scheme.***

5.2 This stretch of Cockney Hill has a mixture of house types, two storey, single storey and chalet style. No one house type dominates. Architectural styles also vary considerably with no one style dominating. A common factor is the use of traditional building materials.



5.3 ***201627/PREAPP states-" In principle there are likely to be no objections to increasing the height of the bungalow subject to compliance with the relevant policy and guidance. As application 130079 at 47 Cockney Hill demonstrates, the principle of a first floor extension is considered acceptable. The case officer for application 130079 highlighted in the report that there is no uniform character or appearance along Cockney Hill. As a result, the case officer had no objection to the principle of development on the basis that there is a mix of building designs and sizes along Cockney Hill."***

5.4 The site is on an average 14 m wide and 75 m long and is about 980 square metres in area.

The nearest houses visible on the street are all double storey family homes



6.0 DESIGN OPTIONS

- 6.1 The design has to respond to its setting and enhance the character of the area. The trees or shrubs on site would not be affected by the proposal. Drive surfaces should be porous.
- 6.2 The design should follow the guide lines given in the Council Residential Design Guide with regard to boundary distances, rear garden depth, parking provision etc.

7.1 DESIGN SOLUTION (PROPOSAL)

Responding to the Setting

The existing point of pedestrian access to the site would be retained. and existing car parking arrangements will be retained. All cars will be able to leave the site in forward gear without reversing onto Cockney Hill Road.

7.2

The existing roof would be re-designed to respect the existing roof form and replaced by a new first floor extension along the original established building line to the front, side and rear. The side building line of the first floor extension would be at a separating distance of at least 1M from the side boundary towards Number 5 and more than 2M from that of Number 9. The plans demonstrate a 45 degrees loss of light assessment to both the adjoining properties. There is no loss of light or overlooking to the adjoining properties. The terrace would have privacy screens on both the sides and the small bathroom windows on the flank elevation would have obscured glass to retain the privacy of the existing windows on the flank elevations of Numbers 5 and 9. Due to this, there is no question of overlooking and adverse impact on adjoining neighbours.

The first- floor design is such that it is considerably set back, by about 10M from the front boundary. It respects the front building line and does not extend beyond the original rear building line. There is a gap of about 4.5M from both the adjoining neighbours. Therefore, the first floor extension does not seem to impact the neighbours or their amenity. Both Numbers 5 and 9 are two-storeyed houses.



All design aspects of the proposed first floor are in compliance with the Reading Council Residential Design Guide.

7.3 Sustainable Development and Access

The dwellings will be designed in full accordance with the relevant CSH code level current at the time or with current edition of the building Regulations, whichever standard is in operation at detail design stage.

The site is within walking distance of local shopping facilities and is served by adequate bus routes.

The site is therefore highly sustainable.

7.4 Building Design

The first-floor extension has been designed respecting the existing local features such as hipped and gable end roof form prevalent on the street, including materials such as facing brickwork and render. The design is therefore not obtrusive on the street scene. The roof has been designed with a standard eaves line to the rear incorporating a pitched roof to respect neighbouring properties. This design would reflect the style evident along this section of Cockney Hill.

The extended dwelling will not therefore be obtrusive on the street scene and relate well to the adjoining properties. The existing front protrusion and character of the existing bungalow has been maintained.

The room sizes, floor area and amenity space are as per the national technical space standards for a five to six bedroom dwelling.

The proposal has been kept single storey towards the rear so as not to cause any overbearing impact on the neighbours. The existing ridge height is at about 6M and the proposed ridge height is at about 7.6M, thus raising the roof by only about 1.6M. Both Numbers 5 and 7 seem to have a ridge height of about 7.8M.

Traditional and vernacular materials are proposed. A bat survey report and a Tree Layout and Protection Plan for the TPO trees have also been submitted with this application.

8.0 CONCLUSION

- 8.1** The proposed extension would be in keeping with the nearest neighbouring properties and the street scene. Currently, it looks out of place in the street scene amidst its nearest neighbours. The double storey extension would bring it in harmony with its neighbours. The extension has been designed with a harmonious roof line to respect the street scene and a central roofline to replicate the existing bungalow roof form and that of other two storey dwellings. The proposed dwelling will not therefore appear obtrusive on the street scene, nor have an adverse impact on neighbouring properties. Existing character of the bungalow has been maintained. Materials for proposed roof, walls and windows would match that of the existing bungalow. The ground floor would be retained as it is with no changes or demolition proposed to the ground floor.

The existing access into the property has been maintained. A soft landscaping scheme has been proposed to the front of the property in keeping with the green frontage of other properties on the street. There are three car park spaces shown on the driveway and one in the garage.

The Council is therefore, requested to support this proposal.