

owens galliver architects

PROPOSED EXTENSIONS

AT

31 HILLTOP ROAD AND 33 HILLTOP ROAD
CAVERSHAM
RG4 7HR

for
G.WATERHOUSE, C. SHARPLES
and
K.WIGGINS and D. WIGGINS

DESIGN AND PLANNING STATEMENT

20-1999 27apr21

10 HIGH STREET PANGBOURNE READING BERKSHIRE RG8 7AB

tel 0118 984 1344
oga@owensgalliver.co.uk
www.owensgalliver.co.uk

Owens Galliver Architects LLP
is a limited liability partnership registered in England and Wales under number OC352203
The registered office is as above . References to Partners are to Members, a full list is available at our office

Senior Partner Chris Owens MA (Cantab) Dip Arch RIBA Consultant Paul Galliver Dip Arch

LOCATION and site.

The site is located in Hilltop Road, which is off Woodcote Way, Upper Caversham, within a residential area having a variety of through roads and cul-de-sacs developed over a period. Hilltop Road was developed in the 1960's.

The properties are a pair of two storey semi-detached houses set within a road of similar houses, on a cul-de sac off the principal road of the estate.

The positions of houses 29-35 Hilltop Road are staggered, such that the rear wall of the extended No.35 is over 4m beyond the existing back wall of No.33.

Adjoining properties and similar properties have been extended in various ways to the side and rear.

THE PROPERTIES

The houses are brick built with low pitched roofs and relatively low eaves, with bay windows at the front.

The original houses had a small rectangular plan, with just a walk through Living Room and small rear kitchen and ground floor bathroom, with three bedrooms upstairs.

31 Hilltop Road has been extended on two floors, now having a first floor bathroom and three bedrooms and a large family kitchen and walk through Sitting Room.

33 Hilltop Road has an old monopitch conservatory added to the rear, but otherwise has not been extended at all. However, in the past its original ground floor bathroom was removed to enlarge the kitchen so it can accommodate a dining table, with a bedroom upstairs being converted to a bathroom, making it a two bed house.

No.33 has no ground floor wc.

Both properties have parking areas in their front gardens, capable of parking two cars each.

PLANNING HISTORY

31 Hilltop Road Planning Approval 040857 granted 23rd September 2004, implemented 2005

040857 permitted a side extension of 1.5m overall width and a full width rear extension of 3.6m depth on the ground floor, with a half width, full depth first floor rear extension leaving a single storey part on the Party Wall line shared with 33 Hilltop Road; the side extension is on two floors, except at the front of the property.

33 Hilltop Road Planning Approval 191822 granted 08th January 2020, not yet implemented

191822 permits a side extension of 1.5m overall width and a full width rear extension of 5m overall depth on the ground floor, with a smaller partial first floor rear extension adjacent to the Party Wall line shared with 31 Hilltop Road; the side extension would be on two floors, set back a small dimension from the front of the house.

POLICY

An extension to the house is generally acceptable subject to normal development control standards.

Extension design is covered by the Council's Supplementary Planning Guidance 2003, currently under review (July 2020).

PROPOSAL and DESIGN

The proposal within this joint application covers extensions to the two semi-detached properties. The principal part of the coordinated proposal is to achieve a two storey rear extension across the full width of both No.31 and No.33, to the depth of the partial two storey extension already built at No. 31, which is less than 3.7m. The two storey extensions therefore do not project beyond the rear wall of No.35 adjoining, and do not project any further than they currently do beyond No.29.

The ground floor extension of No.33 creates a second reception room, open plan and well related to the large garden via a fully glazed wall, to complement the more enclosed front room.

The first floor extension of No.31 prevents any over shadowing of its bedroom window by the extension of No.33 along the Party Wall line, in contrast to the extant Approved scheme.

In addition a side extension is proposed to No.33 enabling access to a third bedroom without replacing the existing bathroom.

The coordinated rear extensions are well related to the existing extension of No.31, with roofs of the two houses' extensions designed with matching hips, keeping the height of the ridge as low as possible, hips minimizing impact on the gardens.

The side extension of No.33 is to be less wide than the extant Approved scheme, so now allowing a viable rear access to the garden, and increasing the gap between No.33 and No.35.

The side extension of No.33 is set back at first floor from the front of No.33 to avoid problems caused by material matching.

The ground floor of No.33 is extended at the front to allow a ground floor wc and a functional hall between the stairs and front door.

ACCESS

Access will not change.

MATERIALS:

All to match existing

PARKING

There is no impact on parking. Adequate parking area is available within each property's curtilage to meet Reading Borough Council standards for three bedroom houses in Zone 3.

COMMUNITY INFRASTRUCTURE LEVY

The combined floor area of the proposals is less than 100sqm.

The project would in any event qualify for a self-build exemption.

CONCLUSION

The proposals are carefully designed to sit well with the existing house and adjoining properties, and whilst maximizing the accommodation in the two houses, they comply with normal requirements, following the many precedents within the area. They have no impact on neighbours, and will be unexceptional to the public, as has been shown by the extant Planning Approval.

CONTD

PHOTOGRAPHS



No.35 adjoining

No.33, with "conservatory"

No.31, as extended in 2005



No.29

No.31

No.33

No.35



No.35

No.33

No.31

No.29