

40 Lorne Street

Design and Access Statement
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This is a Householder planning application for a proposed single storey rear extension at at 40 Lorne Street, Reading, RG1 7YN. We submit existing and proposed drawings, which this Design and Access Statement accompanies and should be read in conjunction with.

1.0 - Site and context

1.1 - Existing site

The property is located at 40 Lorne Street, which runs between the A329 Oxford Road and Argyle Road.

The site is not in a Conservation Area. The property is not listed. The property is located in an Air Quality Management Area (AQMA).

The property is a substantial detached house in red brick and tile hanging details to the front elevation. with a hipped grey slate roof (Fig. 2). The front (east) elevation has a projecting curved bay window, and the rear (west) has a stepped plan with an existing projecting bay on the southern side. There is a white PVC conservatory on the set back part of the rear elevation, which sits in line with the projecting rear bay (Fig. 3). There is stepped access from the rear of the conservatory to the garden below, a level change of around 1560mm from ground floor to the base of the steps.

The existing house appears to be built off a concrete slab at cellar level, ie at ground level at the rear of the house, with the ground floor formed of a suspended timber joist structure at the similar to the ground level at the front of the house.

1.2 - Neighbouring properties

The neighbour to the North is 38 Lorne Street. This house has a two storey rear outrigger extending 7.2m back from the adjacent part of the rear elevation of number 40. The flank wall of this elevation is blank aside from two small secondary windows to non habitable rooms at ground level, to kitchen and bathroom (Fig. 4). These windows are currently partially below the level of the top of the existing boundary fence.

The neighbour to the South is 6 Argyle Road, on the corner. There is a single storey rear extension currently being constructed to this property (application number 201520).



Fig. 1 - Aerial photograph of the property and site (highlighted in red) - image courtesy of Google Maps.



Fig. 2 - Front Elevation



Fig. 3 - Rear Elevation



Fig. 4 - Flank wall of number 38 and existing conservatory of number 40

2.0 - The proposal presented at pre-application

The proposal is for a rear extension to the house, replacing the existing conservatory. The extension is proposed to have a stepped profile to allow for stepped transition from the existing ground floor level of the house to a lower level within the main part of the extension, allowing level access from this room to the garden (Fig. 5).

The higher level part of the extension follows the precedent set by the conservatory, in extending no further than the existing projecting rear bay of the house, forming a clerestory window that allows light and fresh air into the room behind, where the kitchen is proposed to be located.

The lower level part of the extension fits within the guidance for the extent allowed for rear extensions under permitted development: As the extension is within 2m of the boundary, the height of the roof is 3m over garden ground level, and the footprint extends 6m from the set back part of the rear elevation (max 8m allowed for detached houses).

As the site slopes away from the house fairly steeply, the ground level is taken at the mid point of the length of the rear extension (Fig. 5).

The 3m roof level allows for a biodiverse green roof, a high level of thermal insulation in the roof and an adequate floor to ceiling height inside the new space (circa 2.5m) without needing to excavate the new ground floor level below the level of the slab of the existing house in the cellar.

Matching the level of the existing slab is crucially important in terms of sustainability as it allows underpinning of foundations of the existing house to be avoided, thus hugely saving on amount of concrete that would be required, and consequently the volume of carbon emissions associated with the new construction. For example a conventional concrete mix at 1m deep 500mm wide underpins for a 6m stretch of wall could equate to around 720kg of carbon dioxide emissions.

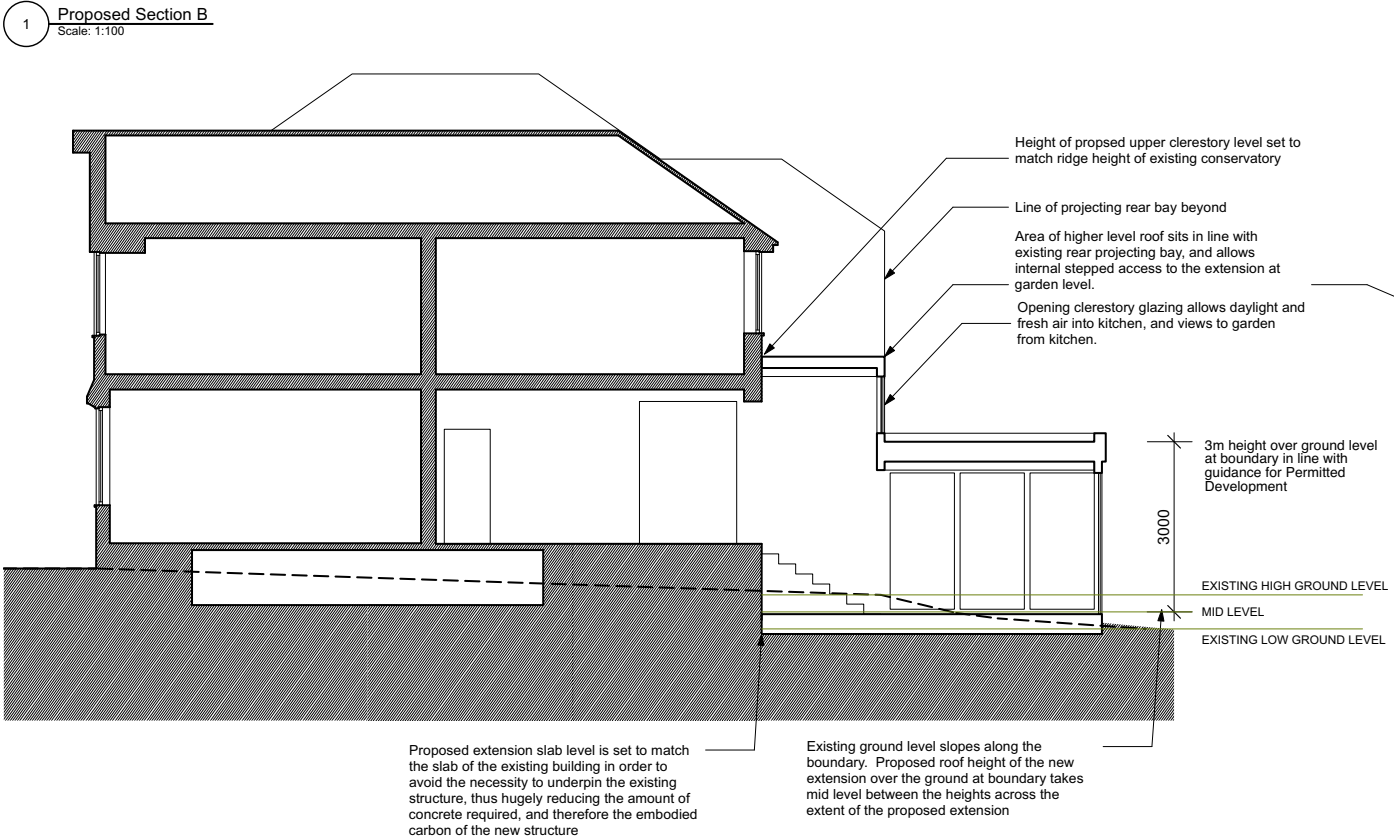


Fig. 5 - Section of the proposal presented at pre-application stage

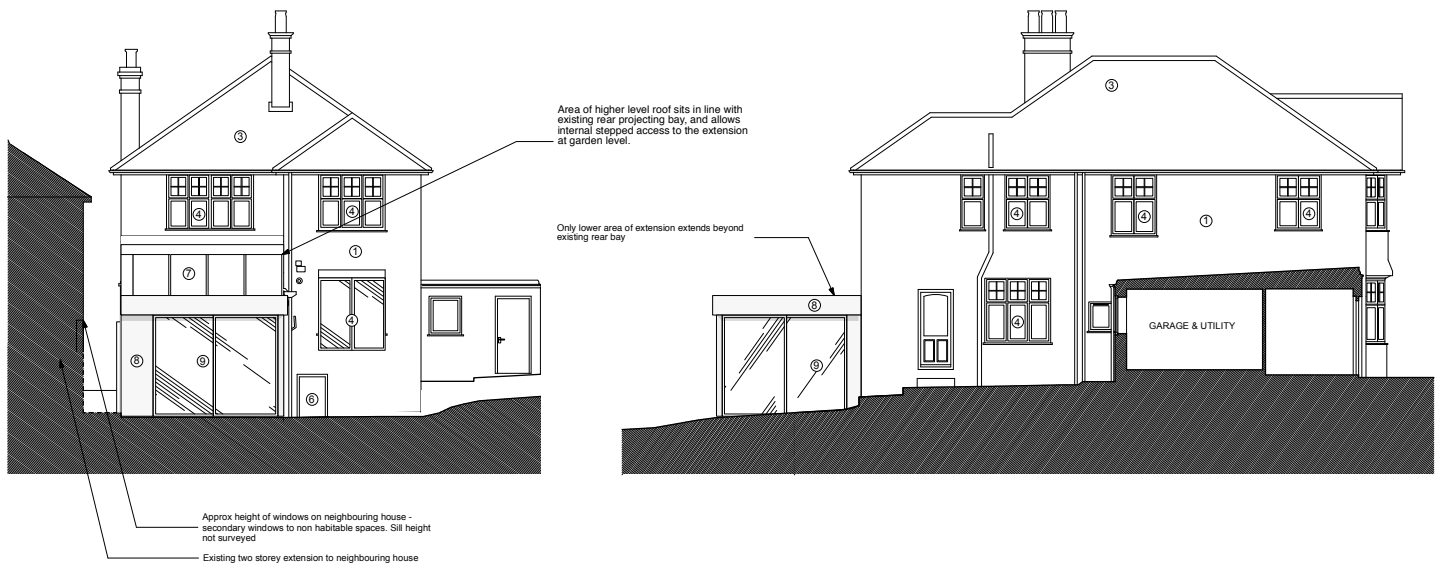


Fig. 6 - Elevations of the proposal presented at pre-application stage. Rear (west) elevation shown on the left and side (south) elevation on the right.

3.0 - Pre-application advice / planning policy and guidance

The pre-application advice that was sought from Reading Borough Council resulted in very positive written advice from Planning Officer Beatrice Malama - reference 210823/PREAPP.

3.1 - Principle of development

The Planning Officer made the following comments in the pre-application advice: *“In principle there are no objections to an extension of the existing property...As discussed in the pre-application enquiry meeting, consideration of any proposal would be in terms of design, appearance and impact on neighbouring properties and natural environment.”*

3.2 - Design and impact on the character of the property and area

In response to Policies CC7 (Design and the public realm) and H9 (House extensions and ancillary accommodation) in the *Reading Borough Local Plan 2019* and *The Design Guide To House Extensions Supplementary Planning Document* (Adopted, March 2021), the Planning Officer made the following comments in the pre-application advice:

- *“The design of the proposed rear extension complements the existing dwelling.”*
- *“The stepped profile of the proposed development ensures the extension remains subservient and thus maintains the character and design of the existing house and the street.”*
- *“The proposed extension would not be visible from the public realm and therefore is considered unlikely to harm the character and appearance of the wider area.”*
- *“Although the proposal would have a flat roof, the impact on the appearance of the existing house and that of the neighbours would not be considered harmful.”*
- *“The area is characterised by single and double story rear extensions therefore an extension of this kind would not be uncommon.”*
- *“Regarding exterior finishes, detailed information on the proposed materials for the walls, windows and doors for the part to be extended would be required to closely match that of the existing house.”*

3.3 - Impact on neighbouring properties

In response to Policies CC8 (Safeguarding amenity) and H9 (House extensions and ancillary accommodation) in the *Reading Borough Local Plan 2019*), the Planning Officer made the following comments in the pre-application advice:

- *“There is unlikely to be loss of privacy nor overlooking on the neighbour’s house as the proposed extension is a single story with a stepped profile and there is an existing boundary fencing between the two houses which would provide some form of screening for added privacy.”*
- *“In addition, since the side elevation of the neighbouring house at No. 38 Lorne Street has only two small windows serving non habitable ground floor rooms, the proposed rear extension would be considered unlikely to cause loss of privacy or overlooking of the neighbouring house.”*
- *“Although the proposed rear elevation extends up to the property boundary shared with No. 38 Lorne Street, it is unlikely to cause any overbearing impact on the neighbour’s house as the proposed development is a single story extension however it should be noted that the entirety of the extension including the eaves and other features above ground level should be within the site boundary.”*
- *“The proposed extension would be considered unlikely to cause loss of sunlight, daylight or overshadowing to the neighbouring houses due to its west-east orientation as well as the height of the proposed extension in relation to the neighbour’s house at No. 38.”*

3.4 - Natural environment

The Planning Officer made the following comments in the pre-application advice: *“The site has a significant vegetation cover and the proposed extension would have a green roof which is positive. The proposed extension would result in the removal of a purple plum tree located to the northern part of the site boundary therefore replacement of the tree on site would be considered beneficial to the natural environment. Any future planning applications should take this into consideration.”*

4.0 - Planning application proposal

As advised a planning application is being made, taking into account the highly productive and positive written advice provided at pre-application, which concluded with the comments: *“The proposed rear extension of the property would likely gain officer support. However, any future planning application should include details of exterior finishing materials. Exterior wall finishes including windows and doors that closely match that on the existing house would be supported. With regard to the natural environment, it would be considered beneficial to replace any trees that would be removed as a result of the proposed extension.”* The planning application has carefully considered this advice, this is explained below.

Please refer to the submitted planning drawings.

4.1 - Scale / Heights / Massing / Form

The scale, heights, massing and form of the proposal are the same as those presented at pre-application stage.

4.2 - Proposed Materials

The exterior finish of the frames to the sliding doors of the proposed extension would match the colour of existing window and doors.

The exterior finish of the frame to the new window with lowered sill on the ground floor of the west elevation would match the colour of existing window and doors.

The walls of the proposed extension would be finished in a mix of coloured render and fibre cement cladding in reddish tones to complement existing brickwork, while being materials with a much lower embodied energy than fired clay products. The fibre cement board also acts a contemporary contextual reference to the existing tile hanging on the bay window on the front facade of the house. Please refer to the proposed rear (west) elevation and precedent images opposite.

The lower level flat roof would be a biodiverse green roof.

4.3 - Impact on neighbouring properties

In addition to the comments from the Planning Officer in the written pre-application advice, it is important to highlight that the proposed stepped single storey extension is set back in plan from the rear elevation of the existing two storey element of No. 38 Lorne Street to the north, thus having minimal impact on the amenity of the neighbour.

Furthermore there are no windows to the north elevation of the proposed extension, which bounds the property at No. 38, therefore there no overlooking is possible.

The doors to the south elevation of the proposal are at garden level on the ground floor only and set back significantly from the south boundary with the neighbouring No. 6 Argyle Road, thus would have very minimal impact on the neighbour.



Fig. 7 - Proposed rear (west) elevation

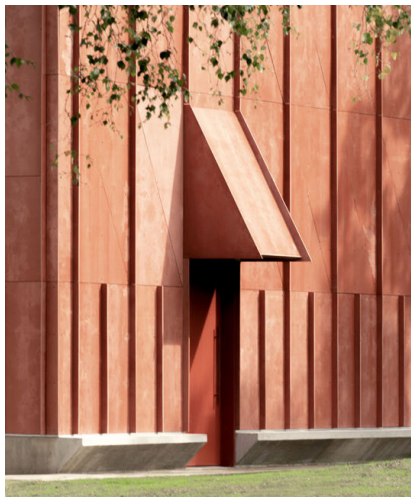


Fig. 8 - Fibre cement cladding



Fig. 9 - Fibre cement cladding



Fig. 10 - Coloured render

4.4 - Consideration of the natural environment

One purple plum tree (T1) - see Fig. 11 - would need to be removed to facilitate construction of the proposed extension.

Updated Text in blue:

The client proposes to plant two trees to replace this loss in a ratio of 2:1 in line with policy EN14 Tree Objective 4, as noted in the consultation response by the Reading Natural Environment officers. The indicative locations of the proposed crab apple and weeping cherry are shown on the additional plan 034-1000 provided. The crab apple is chosen in particular to provide a source of food for birds during winter, promoting biodiversity.

The additional plan also includes details of tree protection measures to be implemented during construction to protect the rest of the garden planting, and to avoid ground compaction or contamination.

Critically, the proposed green roofs would not only be aesthetically pleasing but would also increase biodiversity. This would be beneficial in providing rainwater attenuation for the new build area.

The design aims to use low embodied energy materials and structure.

4.5 - Access and parking

The proposed extension will not impact the number of bedrooms at the property.

No changes will be made to access at the front of the property.

No changes will be made to the existing provision of parking spaces.

4.6 - Flooding

The written pre-application advice stated: *“The following is required should an application be submitted:...Flood risk assessment for house extension since the site is located in a flood zone area”*. However the government’s flood map for planning service shows that the site is not located in Flood Zone 2 or 3 and the Planning Officer who provided pre-application advice, Beatrice Malama, has now confirmed that a Flood risk assessment would not be required.



Fig. 11 - Small purple plum tree (T1) to be removed.