

Design Statement

49 Elmstone Drive Tilehurst RG31 5NS

Background

49 Elmstone Drive is a two storey semi-detached property. The property is finished in facing brick/render and vertical tile hanging to the front west elevation, with a facing brick finish to the remaining elevations, with a hip end tiled roof over the two storey and a lean-to roof over the existing rear single storey. There is a detached Garage/Store to the rear of the existing property adjacent to the boundary with number 51 Elmstone Drive to the south. Number 49 is attached to number 47 to the north. The surrounding area to 49 Elmstone Drive is residential.

Proposals

Demolition of existing garage and store.

Single storey rear extension.

New garden wall with access.

Design

The proposed single storey rear extension will project 3.6m from the rear of the existing property and will be set in 0.3m from the adjacent boundary with number 47, the proposed single storey extension will have a flat roof over at a height of approx 2.7m above existing external ground level. The proposed extension will be a subservient addition to the existing property. Proposed finishes will match the existing.

The proposed garden wall with access will face the front west elevation, but will be set back at the rear of the property, in a similar position to the front of the existing detached garage, the height of the proposed wall will be approx. 2.4m and the facing brick finish will match the existing.

Impact on neighbouring properties

Due to the distances between the proposed extension and number 51, the proposed extension will have no detrimental impact upon number 51.

The proposed extension will sit adjacent to the boundary with number 47. Although the proposed extension would cut through a 45 degree sight line has been taken from the approx. centre line of the nearest habitable room window at number 47, it is considered that this would still be an acceptable degree of impact for the following reasons:

- The flat roof over the proposed rear extension, will minimise the impact and bulk of the extension
- There is an existing 1.83m high boundary fence.

The proposed garden wall will sit slightly further forward of the existing garage, but will have a reduced overall height, compared to the existing front wall and roof of the existing garage, therefore it is considered that the proposed garden wall will have no greater impact upon number 51 than already exists. Due to the distances between the proposed wall and number 47, the proposed wall will have no detrimental impact upon number 47.

Impact on the street scene

The proposed single storey rear extension will not be visible from Elmstone Drive and will have no impact upon the street scene. The proposed garden wall with access will provide a level of security to the existing property and will have a similar appearance to the existing detached garage, it is considered that the proposed wall will have no greater impact upon the street scene.

Impact on the existing property and surrounding area

The proposed extension will be subservient addition, in keeping with the existing property , with materials matching the existing and surrounding area. It is considered that the proposed extension will not harm the character of the existing property or the surrounding area and will have no further detrimental effect upon the character of the existing property or surrounding area.

Parking

With the demolition of the existing garage parking will be reduced by one space, however parking for 3 number vehicles would remain on the existing driveway to the south side of the existing property, meeting the required standards for a 4 bedroom property.

Conclusion

It is considered that the proposed extension result in a sympathetic design, which will have an acceptable level of impact on neighbouring properties in terms of light, outlook and privacy, and will not harm the character of the existing property or the surrounding area.



Front of 49 Elmstone Drive



Rear of 49 Elmstone Drive