

Architectural Design & Access Statement

For Single Storey Rear Extension and Garage
Conversion
To Form Granny Annex at :-

49 Westwood Road
Tilehurst
Reading
RG31 5PL

This design and access statement supports the planning application for proposed extension and garage conversion to form Granny Annex to the rear of :- 49 Westwood Road, Tilehurst, Reading RG31 6PL

Introduction

Our clients wish to build a single storey rear extension and convert the existing double garage to create a one bedroom annex for the owners Mr & Mrs Cooke. The extension to form small open plan kitchen living area and shower room. The proposed garage conversion to provide to have a rear dormer to the first floor area served by an existing timber staircase.

Existing House & Plot

Westwood Road is a detached, rendered, pitched roof, 3 bedroom property situated on a generous plot on the junction with Westwood Road and Sovereign Park in Tilehurst, Reading. The property enjoys a large garden to the rear with spacious driveway access off Westwood Road and parking room for 4 cars.

Use of proposed building

The proposed to be ancillary to the main house and the main house will be occupied by the family of Mr & Mrs Cooke with the annex to be occupied by the applicants

Impact on neighbours properties

Policy DM4: safeguarding amenity of sites and detailed policy documents states that development will only be acceptable where it will not cause a significant detriment impact to the living environment of neighbouring residents in terms of privacy and overlooking, access and sunlight and daylight and visual domination and overbearing effect of a development. The garage conversion and infill extension is sufficient distance away from the closest property in Sovereign Park for it to be overbearing or visually dominant and will not make any additional impact on the adjacent properties 47 & 51 Westwood Road.

Principal of Development

The property lies within defined settlement boundary as shown on Reading Borough Council Local Plan and as such the development is acceptable in principal. Access to shops and other amenities is in walking distance of the site with a variety of facilities including a bank and supermarket. There are also passing busses to Reading and connections to local school.

The site is enclosed on three sides with 1.8metre close board timber fence and a boundary wall.

Section 106 Contributions

The proposed is proposed to be ancillary to the main house and the applicants Mr & Mrs Cooke are prepared to enter into a formalised 106 agreement should this be required by Reading Borough Council planning control.

Highway Implications

The entrance to the site utilise the existing entrance from Westwood Road.

Materials

Finishes :-

Extension roof finish will be concrete plain roof tiles to blend with existing

Walls will be rendered blockwork to blend with existing.

Windows and doors will be black to blend with existing.

Construction

All storage of plant & materials will be on the site. Materials will be unloaded within the site with banksman present to assist safe egress from the site.

Precedent

An application to construct a standalone detached outbuilding to form a granny annex at 69 Westwood Road was granted 2019.