

Design and Access Statement Relating to

**Change of use from a detached garage to an
Annexe ancillary to the host dwelling for family accommodation at:**

**9 Chiltern Road
Caversham
Reading
RG4 5HR**

1.0.0. Preamble

A design and access statement is a report accompanying and supporting a planning application to illustrate the process that led to the development proposal, and to explain and justify the proposal in a structured way.

1.1.0. The Site / History

There has been no previous planning history on the site. The site is located on the left hand when approached from Henley Road.

1.2.0. The Application Proposal

It is proposed to change the use of the detached garage to form an annexe ancillary to the host dwelling for occasional accommodation for family to stay over. The majority of the time it would be used as a games room for teenage members of the family.

The conversion would meet the latest building regulations with a small wet room and the rear area remaining as a garden store.

The only external appearance change seen from the road would be the window replacing the existing garage door.

There is more than adequate room for two vehicles to be parked on the drive of this three bedroom semi-detached dwelling.

1.3.0. Ecology

There are no known ecology issues.

