



Design and Access Statement

11 Holmes Road, Earley, Reading, RG6 7BH.

Planning Portal Ref: PP-08517212

To erect a Double-storey extension and all associated works at 11 Holmes Road.

1.0 SUMMARY

This Design and Access Statement has been prepared in support of a formal Householder Planning application for the proposed Double-storey extension, installation of Solar Panels, and all associated works at 11 Holmes Road.

2.0 DESCRIPTION OF SITE

The site is located just off Whiteknights Road, close to the junction of the A329 in the Borough of Reading. The key ambition of this Design and Access Statement is to support the application submitted for the proposed Double-storey extension, installation of Solar Panels, and all associated works at 11 Holmes Road. In addition, this Design and Access Statement is to be read in conjunction with all the drawings and documentation submitted as part of the formal planning application submitted for approval.

The existing residential dwelling is located next to 9 Holmes Road, which benefits from an existing Single-storey Outbuilding along the boundary between the two properties. It must be addressed that the overall height is much higher than 11 Holmes Road.

11 Holmes Road has been previously extended in the past, and the current proposed application will aim at creating a more uniform design, which will be seen to make a positive improvement to the host dwelling, immediate neighbours, and Reading Borough Council.

The existing dwelling is not listed, nor is it located within a conservation area, however it is located within an air quality management area.

3.0 THE SITE AND PLANNING HISTORY

The first application was validated on 22nd July 2019 under application reference - **191206** for the *'Proposed Ground Floor and First Floor Extension, Floor Plan redesign, installation of Solar Panels, and all associated works'*.

The application was refused on the 24th January 2020, for the following reasons -

1. The proposed development represents a poor quality design and unsympathetic addition to the main property due to the expansive flat roof and extension of the high level flank wall on the eastern elevation.

2. Due to the additional depth and height of the eastern side boundary wall, the proposal is considered to have detrimental impact to the ground floor living environment of 9 Holmes Road by way of being overbearing and resulting in reduced outlook and access to sunlight to this property.

We have worked closely with our client Mr Abid Rashid, and have redesigned the proposals in the current Redesign and Re-Submission for your approval. We have tried to capture initial comments received from our planning officer Connie Davis from Reading Council.

We would like the Council to acknowledge the proposed changes, and we have updated the proposed designs in accordance with the following -

Design, impact on the host dwelling, character of the area and street scene -

- The overall proposed development is supported in principle, and it is acknowledged that the extension is of an acceptable scale. The proposed solar panels are located to the rear and middle of the roof, and therefore are not seen to be overbearing or have an impact on the existing streetscape.
- The proposed extension will provide a symmetric rear elevation, contributing to enhance the design of the existing property which has been extended with various additions. The proposal will create a more uniform design which contributes to the aesthetics of the vernacular.
- The revised design proposal includes a slope on the roof towards 9 Holmes Road, creating an extension of a similar height to a single storey extension and has a higher quality of design than the initial proposal.
- The solar panels have been noted on the proposed Roof plan, in addition the up-stands have been added for clarity. As such, we hope the above proposed revisions will assist our case officer and Reading Borough Council to assess the proposals against Policy CC7.

Impact on Neighbour Amenity -

The new design proposals have been altered in order to reduce the impact on the neighbouring property 9 Holmes Road, of which an objection to the first application was made. We have acknowledged their concern, and have updated the proposals with the following -

- There is only one existing ground floor side facing window on no. 9 which serves an office. The impact on this window will not be greater compared to the current state.

- The First Floor bathroom will be placed behind the existing brick wall to prevent any additional impact on the neighbouring property.
- Where the existing brick wall ends, the extension will have a pitched roof from the Ground Floor level. This means that the impact of the extension on the neighbour will be very similar to the impact of a ground floor extension.
- There is an existing Single-storey outbuilding which projects more than 8m along the boundary and it blocks most of the proposed extension from the neighbouring rear garden.
- The proposed new pitched roof design will not have an impact on the daylight and the sunlight received by 9 Holmes Road.

For additional information, please refer to the drawings and all notes submitted as part of this application. The existing dwelling has a great presence and holds its place within Holmes Road, and our client Mr Rashid has preserved the context of the host dwelling. The proposals would be seen to make a positive contribution to the local area and would not make an immense change to the rhythm of the street-scape or to what is already proposed within its existing context.

4.0 EXISTING SITE PHOTOGRAPHS





Photographs of the existing property.



Photographs of the existing property.

7.0 CLOSING STATEMENTS

We hope our case officer Connie Davis, and Reading Borough Council sees merit in our proposals and agree that the Re-submission development would in no way be of detriment to the host dwelling, site, or the surrounding context. Following the refusal notice, we are taking the necessary measures in applying for the proposals to be more sympathetic, a modest sitting, and reduced scale, to the reasons outlined for refusal. Finally, we believe that the proposals will have a positive impact on the properties of Holmes Road, neighbouring properties and the Reading Borough Council.

Yours sincerely,

Amar Vara

Head of Planning @Resi