

# Design & Access Statement

149 Chiltern Road | Caversham | RG4 5JG

April 2020

# Document

Client/Applicant: -

Document Reference: 18.14-DAS2

Revision: -

Date: 27<sup>th</sup> April 2020

# Contents

|     |                       |     |
|-----|-----------------------|-----|
| 1.0 | Introduction          | 3.  |
| 2.0 | Planning History      | 3.  |
| 3.0 | Planning Policy       | 4.  |
| 4.0 | Site & Surroundings   | 6.  |
| 5.0 | Design Proposal       | 10. |
| 6.0 | Sustainability        | 13. |
| 7.0 | Summary & Conclusions | 12. |

# Introduction

- 1.1 This Design and Access Statement has been prepared in support of a householder planning application for, 'Extensions and alterations to existing bungalow to form an enlarged two storey dwelling, alterations to existing garage and construction of a carport,' at 149 Chiltern Road, Caversham.
- 1.2 This statement will examine the relevant issues relating to the planning application and seek to demonstrate that the proposals are sustainable and in full compliance with planning policy.
- 1.3 This application follows the refusal of planning application 181869 which included proposals for the erection of an additional dwelling on the site, as well as extensions and alterations to the existing bungalow. Proposals for the additional dwelling have been abandoned and this application seeks approval for the extensions and alterations to the bungalow, in a similar vein to those previously submitted.

# Planning History

- 2.1 Planning application 181869 for, 'the erection of a new 3 bedroom two storey detached house with garage and extensions and alterations to the existing bungalow to form an enlarged two storey dwelling,' was refused planning permission on 23<sup>rd</sup> January 2019.
- 2.2 Reason for refusal 1 stated that the proposed additional dwelling in terms of plot size, position of the dwelling within the site, separation to boundaries and provision of amenity space is considered to result in an awkward unbalanced relationship with the existing dwelling to be retained and a cramped form of development.
- 2.3 Reason for refusal 2 stated that in the absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough.
- 2.4 The reasons for refusal stated on decision notice 181869 referred to the proposals for the new dwelling on the site and did not relate to the proposed extensions and alterations to the existing bungalow to form an enlarged two storey dwelling, which was an aspect of the proposals that was generally supported by the planning officer.
- 2.5 In the planning officers delegated report for application 181869, in respect to the appearance and character of the area the officer stated that, 'The existing bungalow is positioned centrally within a fairly large triangular plot. The proposed extensions and alterations are extensive forming a two storey dwelling of increased footprint. This scale of dwelling is not considered out of keeping with that of other properties found in the surrounding area nor to appear out of proportion with the size of the existing plot. The appearance of the proposals with red brick and render elevations, concrete slate gable roof with barn-hipped ends is considered

to be of good quality and to be acceptable in the mixed character of the surrounding area according with Policies CS7 and DM9.'

- 2.6 In respect to the amenity of surrounding and future occupiers the officer stated that, 'concern has been raised by a resident of Chiltern Heights to the north of the site regarding overlooking from first floor front windows... At the closest point there would be a separation of over 20m between the front windows of the application properties and the curtilage of the closest property within Chiltern Heights. This separation is considered sufficient to prevent any undue overlooking or loss of privacy in this respect. This separation would also accord with the guidance set out in policy DM4 with regard to back to back distances between windows to avoid loss of privacy.' The report also states that, 'this separation is also considered sufficient such that the enlarged existing dwelling would not appear visually dominant or overbearing to these adjacent properties.'
- 2.7 In regard to ecology the officers report states that, 'The Council's ecological consultant has reviewed this and is satisfied that the works to extend the roof of the existing bungalow would not have significant potential to impact bats whilst the habitats found across the site would not be suitable to accommodate other protected species.'

## Planning Policy

- 3.1 The relevant planning documents and policies that are material to the determination of this planning application are set out below.

### National Planning Policy

- 3.2 The National Planning Policy Framework (NPPF), revised February 2019, sets out the Government's planning policies for England and how these are expected to be applied, and supersedes all previous national planning policy. The NPPF states that there is to be a presumption in favour of sustainable development that accords with an up-to-date development plan.

### Local Plan

- 3.3 Reading Borough Council's Local Plan, adopted in November 2019, sets out the Council's adopted planning strategy for the Borough. The Local Plan includes the following policies which are relevant to these proposals:
- 3.4 Policy H9 – House Extensions and Ancillary Accommodation, states that an extension to a house or other householder development will be acceptable where it:
- Respects the character and appearance of the house in terms of scale, location, materials and design;
  - Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line;

- Does not present an overbearing impact on neighbours or a large blank facade to public areas; and
- Does not result in a loss of biodiversity within gardens.

3.5 Policy H10 – Private and Communal Outdoor Space, states that Dwellings will be provided with functional private or communal open space, including green space wherever possible, that allows for suitable sitting-out areas, children’s play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space. Houses will be provided with private outdoor space whereas flats may be provided with communal outdoor space, balconies and/or roof gardens.

The design of outdoor areas will respect the size and character of other similar spaces in the vicinity, clearly identify whether they are private or communal spaces, ensure that they are appropriately related to main entrances, enhance safety and the perception of safety for future residents and the general public, and not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing.

3.6 Policy CC8 – Safeguarding Amenity, states that development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking;
- Access to sunlight and daylight;
- Visual dominance and overbearing effects of a development;
- Harm to outlook;
- etc;

The position of habitable rooms, windows and outdoor living spaces will be particularly important. A back-to-back distance of 20 metres between

dwellings is usually appropriate, although the circumstances on individual sites may enable dwellings to be closer without a detrimental effect on privacy.

### Design Guide to House Extensions (SPG)

3.7 Reading Borough Council’s Design Guide to House Extensions also provides additional advice on good design relevant to domestic alterations.

# Site & Surroundings

## Site Description

- 4.1 The site is located at 149 Chiltern Road, Caversham, at the most northern end of the road.
- 4.2 The site sits within the existing settlement boundary of Caversham.
- 4.3 The application site measures 0.14 ha in area.
- 4.4 The application site is roughly triangular in shape. The existing house sits broadly central to the site and a detached garage sits to the south.
- 4.5 The site slopes gently up to the north following the natural contours of the land.
- 4.6 The existing house on the site is a detached bungalow constructed circa 1970. The existing house is of a simple design, brick built with duo-pitched roof finished with interlocking concrete tiles. The detached garage is also brick built with a flat roof.
- 4.7 The wider site forms the residential gardens of the existing house. The main body of the site is largely grassed and around the perimeter of the site is mature planting including substantial hedges to all of the site boundaries. Along the western boundary of the site a second conifer hedge is set in from the boundary which screens a number of existing sheds, which are to be removed.
- 4.8 The site access is located in the north-eastern corner of the site. A private driveway extends from the northern end of Chiltern Road into the site through a gated access.

## Site Surroundings

- 4.9 The application site is roughly triangular in shape with boundaries facing to the north-east, south-east and west.
- 4.10 The north-eastern boundary of the site faces onto an existing public footpath that extends between Chiltern Road and Peppard Road to the north. The footpath and its verges are comparatively broad measuring 9m in width overall at its narrowest point.
- 4.11 Beyond the footpath to the north-east of the site is a gated development of 5 detached houses known as Chiltern Heights. The houses sit at an elevated level above the application site and are screened by existing hedges and trees. No. 5 Chiltern Heights is positioned with its flank wall facing south-west toward the application site. The separation distance between this property and the existing house at 149 Chiltern Road is in excess of 20m at its narrowest point.
- 4.12 The south-eastern boundary of the site faces onto the rear gardens of Nos. 32 and 33 Greystoke Road. The houses are two storey chalet style houses with first floor accommodation within the roof. The houses benefit from rear gardens in excess of 20m in depth. The houses in Greystoke Road are screened by dense hedging and tree planting located on both sides of the site boundary with the application site.
- 4.13 The western boundary of the site faces onto the rear garden of No. 11 The Rise and No. 64a Peppard Road, which are two storey houses. Again, there are generous separating distances between these houses and the existing house at 149 Chiltern Road, the closet house being 36m from the existing bungalow. These houses are also screened by dense hedging and tree planting located on both sides of the site boundary with the application site.

- 4.14 Chiltern Road itself is characterised by semi-detached suburban houses constructed circa 1950. The houses are typical of the period, a mix of brick and render, they include bay windows to the front elevation and the roof is hipped and finished with plain tiles.
- 4.15 The existing houses and developments neighbouring the application site all have different appearances, there is no consistency of the architectural style, and therefore the area is considered to be of a mixed residential character.



Fig 1. Existing House Front Elevation.



Fig 2. Existing Garage Front Elevation.



Fig 3. Existing House Rear Elevation.



Fig 4. Existing House Rear Elevation.



Fig 5. Existing Site Access.



Fig 6. Existing Public Footpath to Greystoke Road.



Fig 7. Site Access from Chiltern Road.



Fig 8. Gated Access to Chiltern Heights.

# Design Proposal

## Amount

- 5.1 This application seeks planning consent for, 'Extensions and alterations to existing bungalow to form an enlarged two storey dwelling, alterations to existing garage and construction of a carport.'
- 5.2 The existing house currently provides 124.3 sqm of internal accommodation (gross internal area). In addition, the existing detached garage measures 25.3 sqm in area (gross internal area).
- 5.3 Once extended the existing house will provide 245.6 sqm of internal accommodation (gross internal area) in addition to the retained garage.

## Layout

*'Layout' – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.*

- 5.4 The existing bungalow is positioned centrally within the site. The existing house will be extended to the front and rear, and additional accommodation will also be formed at first floor level.
- 5.5 Separation distances of in excess of 20m between the extended house and the surrounding properties will be maintained, such that no overlooking or privacy issues will result from these proposals.
- 5.6 The driveway will be reconfigured to provide additional car parking for the extended house.
- 5.7 A large garden will be retained suitable for a house of the proposed scale.

## Means of Access

*'Access' – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.*

- 5.8 The existing vehicular access from Chiltern Road will be retained unaltered. Replacement entrance gates will be provided at the access.
- 5.9 The driveway will be reconfigured to provide additional car parking. 4 surface parking spaces will be provided in addition to a carport and the retained garage.
- 5.10 The proposed driveway layout incorporates a turning area and vehicles entering the site will be able to exit in a forward gear.
- 5.11 Refuse bins will be stored in the garden and refuse collections will be made from Chiltern Road, as per the existing arrangements.

## Appearance

*'Appearance' – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.*

- 5.12 The extensions and alterations to the existing house have been designed to respect the local character of area in their appearance.
- 5.13 Good quality materials will be used in the construction work.
- 5.14 The brickwork of the existing house will be rendered. The proposed front extension will be partly constructed in brickwork at ground floor level, with the remaining external elevations of the extensions rendered to match the main house.

- 5.15 The new roof to the existing house will be steeply pitched and half hipped. The roof will incorporate dormer windows for the new first floor accommodation. The roof will be finished with interlocking concrete slates.
- 5.16 Replacement casement windows will be installed.

## Scale

*'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.*

- 5.17 The new roof to the existing house will increase the scale and height of the property, increasing the height of the building to 1½ stories. The increased height allows for the provision of first floor accommodation within the roof form and is consistent with the height of other houses within the application site surroundings.

## Landscaping

*'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.*

- 5.18 Landscaping will form an integral part of the proposals, and the existing features of the site will be conserved and enhanced. The existing hedgerows around the site boundaries will be retained to screen the proposals.

# Sustainability

- 6.1 The statement below relates to the proposed house and describes aspects of the proposals relating to sustainability.

## Sustainable Design

- 6.2 The principle habitable rooms of the dwelling will be provided with large window openings, and such the house will benefit from natural lighting throughout the day.
- 6.3 The alterations to the house will include enhancements to the fabric of the building to improve thermal insulation.

## Energy Efficiency

- 6.4 To prevent heat loss the house will be well insulated, and measures will be taken to limit air leakage. The construction works will meet the requirements of Building Regulations Approved Document Part L1B 'Conservation of Fuel and Power in Existing Dwellings' 2010.

## Water Resource Management

- 6.5 Water saving devices such as dual flush toilets, spray taps, and water efficient white goods will be specified.

## Flood Risk Management

- 6.6 The application site is not located within an area of flood risk. To minimise surface water run-off and promote Sustainable Urban Drainage, all surface water from roofs and hard surfaces will be discharged on site into a SuDS compliant drainage system.

### Biodiversity

- 6.7 The existing landscape features of the site will be maintained and the existing biodiversity on the site preserved.

### Waste, Recycling & Composting Facilities

- 6.8 Recycling and general waste bins will be stored within the garden of the property, with waste removal via the local authority collection scheme.

### Sustainable Transport

- 6.9 The application site is located within walking distance of local amenities.
- 6.10 The nearest convenience store and petrol station is located approximately 330m to the north on Buckingham Drive. A shopping parade is located at the junction of Chiltern Road and Henley Road to the south.
- 6.11 The Hill Primary School is located on Peppard Road is located approximately 430m to the north of the application site. The nearest secondary school is Highdown located on Surley Row to the west of the application site.
- 6.12 The nearest bus stop is located approximately 200m from the application site at the junction of Peppard Road and Buckingham Drive, and is served by the 25 'Pink' bus route with regular services to Caversham and Reading.

### Sustainable Construction

- 6.13 Where possible, materials with A and A+ Green Guide rating will be specified. Timber will be sourced from sustainable certified sources wherever possible.

## Summary & Conclusions

- 7.1 The proposed extension and alteration works to the existing house at 149 Chiltern Road are similar to those submitted under application 181869, which was an aspect of the original proposals that was generally supported by the planning officer in his delegated report.
- 7.2 The proposed extension and alteration works fully accord with national and local planning policy. The proposals respect the character and pattern of neighbouring properties and the appearance of the street as a whole in terms of scale, location, materials and design; the proposals do not present an overbearing impact on neighbours; and the proposals do not result in a loss of biodiversity; and therefore accord with the requirements of Policy H9 Reading Borough Council's Local Plan.

**Spires** Architects

9 Monks Way | Reading | RG30 3DP