

Design and access statement

For

Double storey side extension including alterations.

At

505 Basingstoke Road, Reading, RG2 0SH

By

RAHUL TAHEEM LTD

39 Wakemans Hill Avenue, London, NW9 0TA

T: 07980883228

E: rahulkaheem@hotmail.co.uk



Introduction

This design and access statement is written in support of the following proposal: -

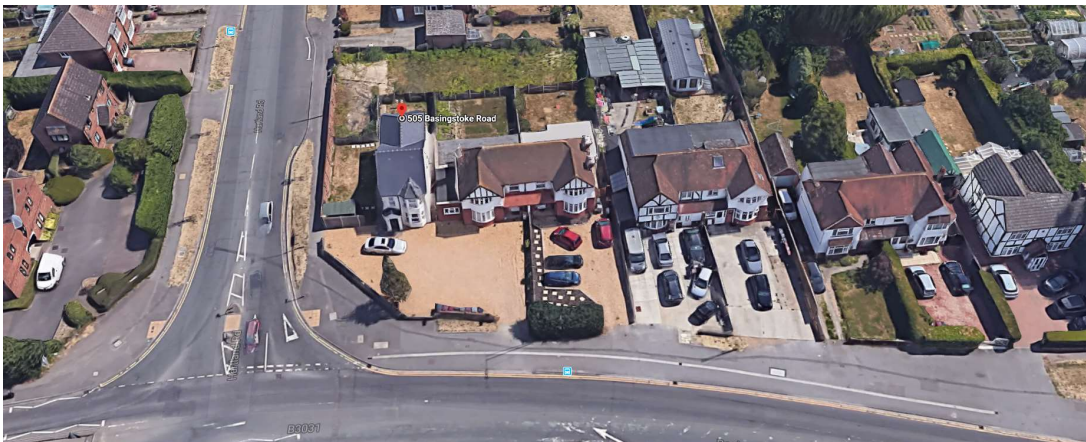
Double storey side extension including alterations at 505 Basingstoke Road, Reading, RG2 0SH.

This statement should be read in conjunction with the planning drawings produced by Rahul Taheem LTD.

Site location

505 Basingstoke Road is a two storey detached property on the corner of Basingstoke Road and Hartland Road. The property has a shared driveway with 507 Basingstoke Road. The surrounding area consists of predominantly residential properties which are mainly 2 storey's plus roof in massing.

The existing site is located close to local transport networks including bus routes, parks and open space as well as local amenities which a short walk away.



Aerial view of application site



Street view of application site

Planning legislation

The proposal has been considered against planning policy at a national, regional and local level. Consideration should be given as follows: -

National Planning Policy Guidance

National Planning Policy Framework (NPPF)

National Planning Policy Guidance

Reading Borough Local Development Framework Core Strategy Document, 2008.

Policy CS1 (Sustainable Construction and Design)

Policy CS2 (Waste Minimisation)

Policy CS3 (Social Inclusion and Diversity)

Policy CS4 (Accessibility and the Intensity of Development)

Policy CS5 (Inclusive Access)

Policy CS7 (Design and the Public Realm)

Policy CS9 (Infrastructure, Services, Resources and Amenities)

Policy CS14 (Provision of Housing)

Policy CS15 (Location, Accessibility, Density and Housing Mix)

Policy CS17 (Protecting the Existing Housing Stock)

Policy CS20 (Implementation of The Reading Transport Strategy)

Policy CS22 (Transport Assessments)

Policy CS24 (Car/Cycle Parking)

Policy CS29 (Provision of Open Space)

Policy CS30 (Access to Open Space)

Policy CS34 (Pollution and Water Resources)

Policy CS36 (Biodiversity and Geology)

Policy CS38 (Trees, Hedges and Woodlands)

Reading Borough Local Development Framework: Sites and Detailed Policies Document (2012)

Policy SD1 (Presumption in Favour of Sustainable Development)

Policy DM1 (Adaption to Climate Change)

Policy DM2 (Decentralised

Policy DM3 (Infrastructure)

Policy DM4 (Safeguarding Amenity)

Policy DM10 (Private and Communal Outdoor Space)

Policy DM12 (Access, Traffic and Highway-Related Matters)

Policy DM16 (Provision of Open Space)

Policy DM18 (Tree Planting)

Policy DM19 (Air Quality)

Use

This application does not involve any change of use. The current property is used as a HMO of use class C4. The proposal involves the erection of a double storey side extension and involves providing a better standard of accommodation to the existing occupants. The site is highly sustainable in that it is located close to transport and local amenities. The proposal would meet the objectives of the NPPF.

Amount

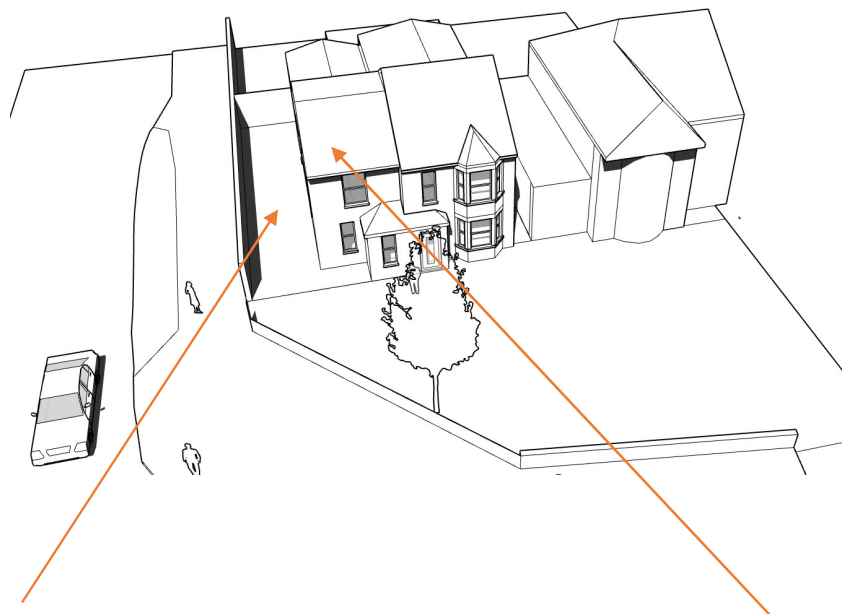
The current HMO provides 6no bedrooms and has 2no parking spaces in line with Reading's parking standards at 0.25 spaces per unit. The proposal does not change this. As part of the works a living room is to be provided which would be 22m² in GIA. A dining room is to be provided. This would have a floor area of 12m². Moreover, two of the existing first floor bedrooms would be extended to provide en suite facilities and a larger floor areas totalling 23m² and 20m² respectively.

Further to the above, the proposals provide for a generous number of WC's, WHB's and shower facilities far beyond what would be required. The kitchen also exceeds the space standards for the minimum facilities required for a HMO of this size. All rooms have a share of the 107m² garden area which provides good quality amenity space. Given the above, the development provides high levels of accommodation which exceed Reading's HMO management pack dated September 2018.

Due care has been given to the fire strategy of the proposal. All habitable rooms have FD30s fire doors (with smoke seals). Non habitable rooms have self-closing doors. All inner rooms have egress windows with a clear window escape area of 0.5m². Moreover adequate emergency lighting is provided together with smoke detectors in all habitable rooms and heat detectors in the kitchen.

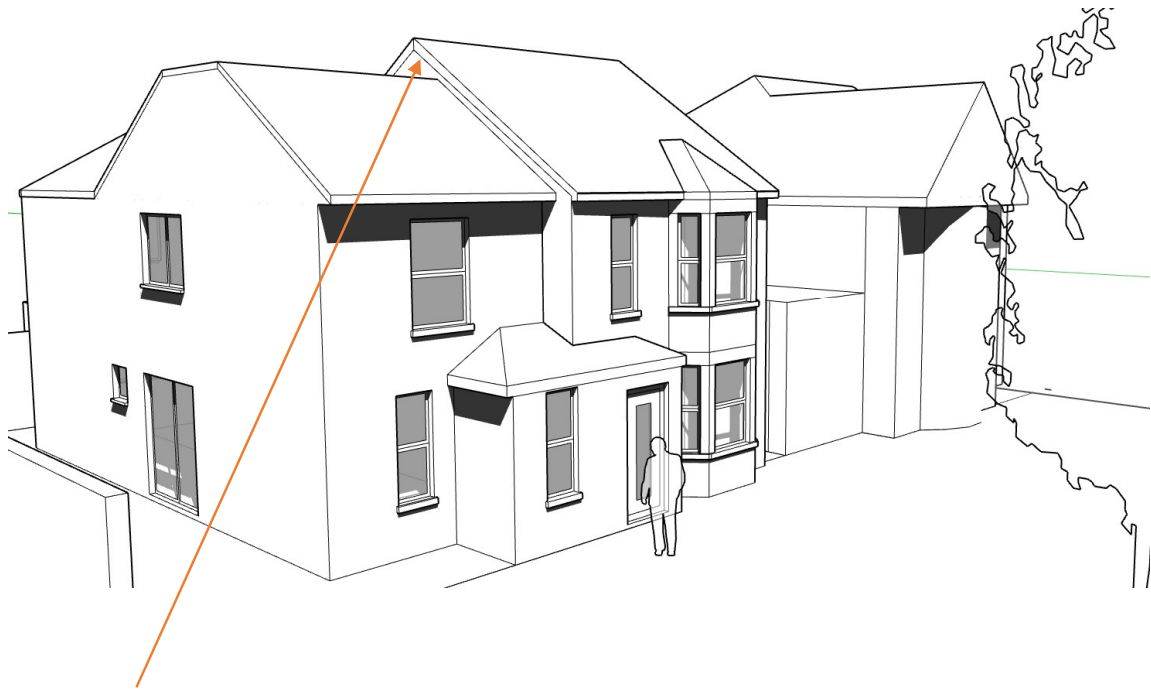
Layout and scale

The proposed side extension is subservient in nature. The width of the side extension is 1m less than the original building. The extension is set in from the rear and front. The proposal is located 3.2m away from the side boundary. The ridge height of the new roof is set 750mm lower than the existing roof. The proposal does not result in any adverse impact on neighbouring amenity in terms of loss of light, outlook, overshadowing or appearing as overbearing. There is therefore no harm created by the proposals.



Set in from boundary by 3.2m

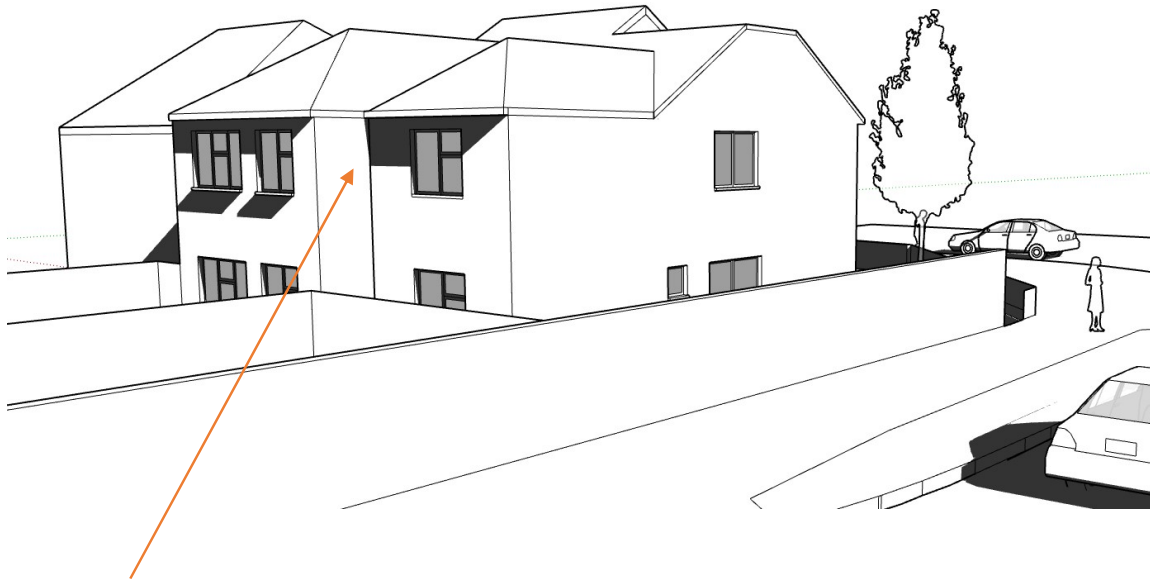
Proposed extension



Set down from original ridge



Set back from front wall



Set back from rear wall

Appearance

The proposal would be finished in high quality materials and would respond well to the local context. All proposed materials would match existing building. Please refer to the 3d images below.



Street scene perspective



Street scene perspective

Access

The site is located close to local transport in terms of bus routes. It is a short walk away from local amenities and parks and open space. There is no change to the sites access arrangements.