

75 STAR ROAD

READING RG4 5BE

Design and Access Statement for a single-storey side extension
Report prepared in January 2020

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This Design and Access statement supports and outlines the proposals applied for under a Lawful Development: Proposed Use application, for a single-storey side extension to 75 Star Road. The works have been designed within the parameters set out by the permitted development rights for householders.

The design, and adherence to permitted development criteria, is outlined in detail in this statement. This report is to be read in conjunction with the associated information submitted.

INTRODUCTION

1.1 LOCATION

75 Star Road is located in Caversham. The property is a two-storey dwelling house with a front driveway area, and a private garden to the rear. The property is classified as use class C3.

The property is not listed or located within a conservation area, and does not have any designated constraints. The site is not in a flood risk area based on the Environmental Agency’s “risk of flooding from river’s and sea” interactive map.

The property has historically seen the garage area converted into additional habitatble space, with the front porch also enclosed.

Surrounding uses are residential with the predominant pattern of development being similar to the application property.



OS Map showing the property as situated within the surrounding area

1.2 EXISTING PHOTOGRAPHS

The existing photographs shown adjacent display the existing dwelling and curtilage.



Photograph showing the front and south elevation of the house.



Photograph showing the south elevation of the house.

DESIGN STATEMENT

2.1 INTRODUCTION

Permitted development rights allow householders to extend and improve their homes without the need to apply for planning permission, where that would be out of proportion with the impact of works carried out.

Householder permitted development rights are outlined in the Town and Country Planning (General Permitted Development) (England) Order 2015 (“the Order”) as amended. The permitted development rules concerning what enlargements, improvements, alterations and other additions a householder may make without the need for an application for planning permission, are set out in part 1 of section 2 of the order.

The rules on permitted development within this section are sub-divided into a series of Parts. Part 1 deals with development within the curtilage of a house, with this then divided into further class, each relating to different types of development.

Class A covers the enlargement, improvement or alterations to a house such as rear or side extensions as well as general alterations such as new windows and doors. It is relevant for this application with the works proposing a new single-storey side extension to the property.

The additional space will provide a much needed downstairs WC to the property. The design has been carefully considered to work efficiently within the parameters permitted.

Please refer to the associated drawings for additional detailed notes on the proposals.

2.2 COMPLIANCE TO PERMITTED DEVELOPMENT CRITERIA

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- No more than half the area of land around the “original house”* would be covered by additions or other buildings
- No extension forward of the principal elevation or side elevation fronting a highway - *the extension is contained to the side, behind the existing garage area (which it matches in width and height)*
- No extension to be higher than the highest part of the roof
- Single-storey rear extensions must not extend beyond the rear wall of the original house* by more than eight metres if a detached house; or more than six metres for any other house - *the extension aligns with the rear of the existing house*
- If the house is in Article 2(3) designated land* or a Site of Special Scientific Interest, this limit is reduced to four metres if a detached house; or three metres for any other house. These limits are now permanent and subject to the neighbour consultation scheme. This requires that the relevant Local Planning Authority is informed of the proposed work via a prior approval application
- Maximum height of a single-storey rear extension of four metres - *the extension has a height of 2.4m, to match the existing single-storey garage*
- Extensions of more than one storey must not extend beyond the rear wall of the original house* by more than three metres
- Maximum eaves height of an extension within two metres of the boundary of three metres - *the extension has an eaves of 2.375m, to match the existing single-storey garage*
- Maximum eaves and ridge height of extension no higher than existing house
- Side extensions to be single storey with maximum height of four metres and width no more than half that of the original house - *as aforementioned, the extension complies with this point*
- Two-storey extensions no closer than seven metres to rear boundary
- Roof pitch of extensions higher than one storey to match existing house
- *Materials to be similar in appearance to the existing house - the extension extension is to be constructed in brickwork to match that of the existing property*
- No verandas, balconies or raised platforms
- Upper-floor, side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor
- On Article 2(3) designated land* no permitted development for rear extensions of more than one storey
- On Article 2(3) designated land* no cladding of the exterior
- On Article 2(3) designated land* no side extensions.
- * The term “original house” means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

2.3 MATERIALITY

The property presents a variety of materials within its existing material palette, summarised below and outlined by the images in the existing photographic record:

- The walls are constructed from brickwork to all elevations
- The cladding to the roof slope to the main roof is red concrete tiles
- The flat roof of the single-storey elements are comprised of a felt covering
- The windows to the rear elevation of the property are uPVC framed

Following the outline of existing materials above, and within the existing photographic record, the materials to the exterior facades of the new roof extension have been chosen in order to be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. This is shown in the submitted drawings.

2.4 SUSTAINABILITY

Windows will be composite-framed double glazed units, achieving a u-value of 0.16 or better.

The extension will be well detailed and constructed, with increased thermal efficiency.

The garden space, and vegetation/ foliage within, will not be adversely affected by the proposals.

All timber to be FSC certified.

2.5 ACCESS

The access to the property will remain as existing.