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Project ref: **A0918 – A300 (Rev. A)**

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Design, Planning & Access Statement

This statement is to accompany the full planning application for proposed Extensions and Alterations to 26 Farrowdene Road Reading, Berkshire RG2 8SD.

To be read in conjunction with PDSA drawings A0918 - A001 to A005, A010; A102 to A105 and A110.

Existing Aerial View for Development Site at 26 Farrowdene Road, Reading:



CONTEXT

Privately owned three bedroom end of terrace dwelling house and located in South-East Reading. House is located within an urban site, is mainly constructed of light mixed red brickwork and render to first floor window area on front elevation. Roof finished in inter-locking reddish brown roofing tiles.

Main access to the property is via. Farrowdene Road.

It is assumed the original house was built around the late 1950s period and not situated within conservation or listed building consent area.

It is believed the existing house is not situated within conservation or listed building consent area and the proposed works will not affect any TPOs Trees or natural Ecological other Planting or Surroundings.

There is no proposed 'change of use' on the land from residential use.

THE PROPOSAL

- The proposal consists of mainly to extend by a new double storey side extension to the right-hand side of the existing property when viewed from Farrowdene Road and with a smaller permitted single storey extension added at the rear of the new double storey side extension.

All in order to provide additional much needed habitual spaces to the original dwelling house ready and for the applicant's own future family needs, including for the extended family and potential grandparents with deteriorating health issues also moving in post building works.

- The extension has been designed to follow closely as possible to Local Authority planning design guide standards where practical to do so and against already constructed existing elements and not to compromise existing character features of the main house seen by the public.
- Over-shading to side extensions have been investigated and we believe that no adverse issue or impact will be resulted to cause any unnecessary harm to neighbouring properties.
- A similar sized precedent for the proposed double storey side extension being added to no. 26 Farrowdene Road in our opinion already exists and can be seen on the start of the terrace block to which no. 26 Farrowdene Road is positioned in and the end of terrace dwelling fronting Heatherdene Close. We have tried to follow this retained character principle within our proposal for the site.

DESCRIPTION AND SCALE

All external materials/ finishes and any associated fittings as described on proposed information presented, will be in line to best suit with the existing main house to achieve a coherent and carefully thought out solution. So that to keep with the property and its local residential surroundings or character of the established area.

The design of the side and rear extensions in our opinion are acquiescent and accommodating to the existing main house and should respect the scale and proportions of the building and its environment. The existing house definition and established design character will be maintained and will include 'stepping back' of the double storey side extension when viewed from the front. This will also help retain the existing 'hipped gable' front roof.

ACCESS PRINCIPLES

- No works are being carried out that would significantly change the current vehicle or pedestrian access to the main house from Farrowdene Road.
- The new single storey rear extension (i.e. which is the closest area to side right-hand neighbouring boundary) has been set away minimum one metre from neighbouring property fence boundary with no. 24 in order to maintain existing habitual 'right of light' ways, as well as general maintenance access route to the side of property.
- Pedestrian and vehicle access to the house is off main public footpath and road (i.e. Farrowdene Road).
- The existing access areas to and around the dwelling house are unchanged. Where possible in relation to Building Regulations Part M and for future aging occupier matters on the new extension part, will be implemented if deemed necessary by Building Control during the construction process on site.

LANDSCAPING

The existing front and rear garden landscaping areas will remain mostly unchanged. All existing boundary treatments will be retained and maintained for privacy.

PLANNING STATEMENT

We believe that careful design consideration have been taken to provide additional habitual spaces within the new extension in accordance with local Planning Authority guidelines and without making too many unnecessary changes of appearance to the character of existing house.

COMMUNITY INVOLVEMENT

Not applicable.