

Design statement

Proposed extension/alterations to:

No. 177-179 WHITLEY WOOD LANE READING **Application reference 190391**

The site:

The site is situated on the corner of Whitley Wood Lane and Whitley Wood Road and surrounded by a mixture of residential properties and several retail units.

The existing property comprises of a small mini-market on the ground floor selling groceries, and newspapers etc to the local residents, and this business has been established for quite a number of years. Above the mini-market there is residential accommodation comprising of two separate dwellings designated as 177 and 179 Whitley Wood Lane Reading. The reinstatement of the two dwellings (from one large flat above the mini-market) was approved under application No. 180595 in 2018. There has been considerable development in the vicinity which includes a three storey residential block on the opposite corner.

Proposal

The applicant is seeking planning permission to create two first floor dwellings with appropriate accommodation for a small family.

The current application is to extend NO.179 at the rear and to fill in a small first floor area to 177, which faces Whitley Wood Road.

The proposed alterations will include a dormer in the new roof space to provide a bedroom with en-suite facilities. The proposal does not increase the existing foot print at the site.

Impact on neighbouring properties

Due to the location of the proposed development it will have a minimal effect on any adjacent property, the property directly behind 177 and 179 has a flank wall without any windows to a habitable room facing the proposed rear extension. The adjacent property namely 175 Whitley Wood Lane has been carefully considered and any new windows to the first floor extension facing this property will have obscure glazing where appropriate, the window to the proposed kitchen will face onto a blank wall. The three storey development on the opposite corner is orientated away from the property and therefore will not be affected by the proposed alterations to the roof line and the proposed dormer in the roof space.

Materials and exterior finishes

The proposed extension will have matching external finishes (as close as possible) e.g external facing brickwork, tiled pitched roof, dormer to have vertical tiling to dormer cheeks, all new windows will be double glazed in white pvc frames. All rain water goods will match existing. The overall appearance has been kept in line with the existing property

All materials will be sourced locally from companies promoting sustainable principles to protect the environment.

The best practice will be employed to promote reduction in energy consumption and be fully sustainable using renewable energy sources where possible

Impact on highway and safety

Provision will be made on site for two vehicles and storage of up to 4 cycles. There is already a dropped kerb to access the parking area. The site is on a well served public transport route to enable residents of dwelling to travel into central Reading for employment and shopping at large stores.

The public transport facilities reduce the need for several vehicles to each property.

The proposal will meet the local need for affordable family accommodation in a residential area with schools close by and good transport links to a major employment and shopping areas

Compiled by Mr G Patel Applicant

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