

Side+Rear Extension

at

**21 Coley Avenue,
Reading
RG1 6LJ**

Design & Access Statement

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Context

1.0 Physical Context

- 1.1 The site is situated on Coley Avenue (a quiet residential street) within the Castle Hill Conservation Area, south-west Reading. Reading town centre is less than 1m from the site.



- 1.2 The house is the right hand part of a semi-detached pair and the far right one amongst 6 similar houses.
- 1.3 There is a vehicular access and parking at the rear of the site, within the parking court of Berkshire Record Office.
- 1.4 The extensive rear garden is approximately 35m long and 13.5m wide (narrows down to 4.3m).
- 1.6 The site is considerably level. The Front is characterized by a low brick wall and mature hedges/ trees. The rear boundary is formed by a 1.8m timber fence.
- 1.7 There are two trees at the front of the site which are too close to the building which is not ideal.

House as seen from Coley Avenue



2.0 Social Context

- 2.1 The house is part of Reading West residential area.
- 2.2 The proposed extension would improve the internal layout and space within the existing dwelling.
- 2.3 It would provide the space needed for the family of 5. It respects the amenities of the neighbouring occupiers and provides an attractive extension at side and rear without any adverse impact to the street scene.

3.0 Planning Policy

- 3.1 The site is within an identified conservation area but has a varied style of houses along the road.
- 4.2 The extension will comply with the design guide to house extensions.

4.0 Consultation

- 5.1 The immediate neighbours have been kept informed of the general nature of the proposal.

Evaluation

5.0 Constraints

- 5.1 The side extension will be in line with the existing single storey side extension. It is set back from the front by 1.4m.



6.0 Opportunities

- 6.1 The back of the house is very different with white painted bricks and not very attractive.
- 6.2 The inside of the house is very dark due to the trees in the back and front very close to the building. The trees are not of any special landscape value.

Rear Garden View



- 6.3 The position of the existing side extensions provides an opportunity to create an additional bedroom on the first floor without detrimental impact on any of the neighbouring houses.
- 6.4 The garden is extensive and adding the ground floor rear extension would not comprise on the outdoor space/ amenities.
- 6.5 The house is considerably set back from the road giving ample space to park at the front of the house which would be safer and easier than the existing parking arrangements at the rear.

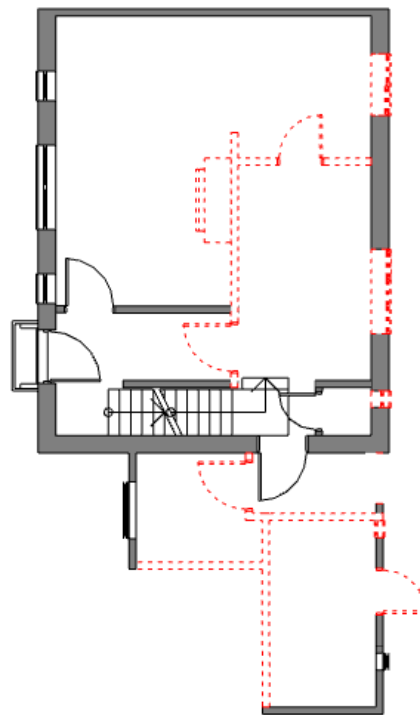
Design

7.0 Use

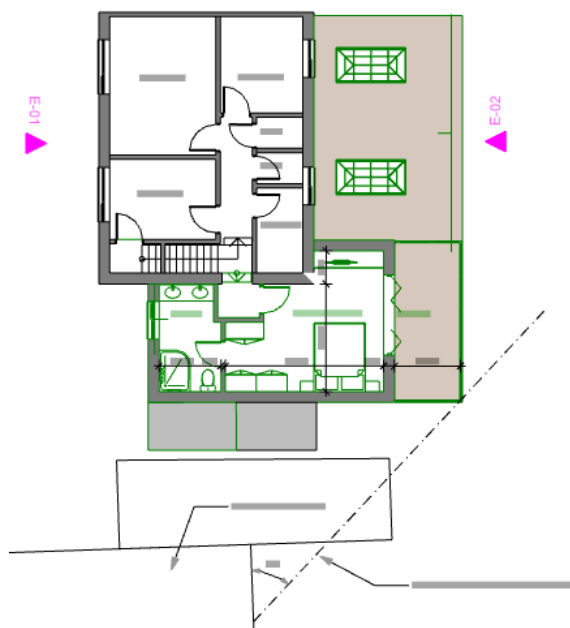
- 7.1 The proposal is intended to gain space internally and retain quality amenity space at the rear.

8.0 Amount

- 8.1 The amount of demolition is very small, consisting of demolition of the two walls of the side extension and adapting the rear openings to be doors/ blocking up.



- 8.2 The new extension sits in line with the existing side single storey extension maintaining the 45deg angle with the neighbouring 23Coley Avenue first floor window.



9.0 Layout

- 9.1 The aim of the extension is to make the existing layout work better.
- 9.2 The existing Kitchen and Dining room effectively forms a large Living/ Dining space and locating the Kitchen at the rear gives a much better relaxing space for the family.
- 9.3 The first-floor extension creates a Master-suite with a balcony to enjoy the garden view.
- 9.4 The proposed extension enhances the rear elevation which can be viewed from the Berkshire Record office.

10.0 Scale and Appearance

- 10.1 The new extension has ridge considerably lower than the original house.
- 10.2 The new is in scale and appearance subservient to the main house.

Access

11.0 Policy

- 11.1 The house has no level access at the moment so the situation is not made any worse.

12.0 Consultation

- 12.1 See 5.1

13.0 Public Transport

- 13.1 Not relevant

14.0 Servicing

- 14.1 This is unaffected by the proposal.

15.0 Cars

- 15.1 See 6.5

16.0 Bicycles

- 16.1 This is unaffected by the proposal.

17.0 Disabled Access

- 17.1 This is unaffected by the proposal. There is no level access to the property at the moment.

18.0 Public Access

- 18.1 This is a private house