

DESIGN AND ACCESS STATEMENT

For a Side and Rear Extension

At

15 Highmead Close, Reading RG2 7NG

For

Mr D Hill

July 2018

15 Highmead Close - Design and Access Statement

1.0 Introduction:

- 1.1 This Design and Access Statement (DAS) accompanies a Planning Application Submission relating to a proposed 2 storey side extension and single storey rear extension along with a replacement porch at 15 Highmead Close, Reading.
- 1.2 A previous application (No. 141486) was approved by Reading Borough Council on the 12th November 2014. The application was passed with a number of conditions including one that "The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted." The approved scheme was not built out by the applicant who now wishes to apply for an identical scheme as was previously approved.

2.0 Context:

- 2.1 15 Highmead Close is a terraced (4 houses in terrace), brick-built house situated in the Reading, Berkshire.
- 2.1 Site layout: The property is the end terrace of, is accessed off Highmead Close with gardens to the front and rear and adjoining properties to the right.
- 2.1 Uses: The existing and proposed use of the site/s is as a single residential dwelling (no change).

3.0 Design Principles and Concepts:

3.1 Proposals and layout

The proposals seek to construct a two storey side and rear extension and a single storey rear extension to the property. The dwelling at the other end of the terrace has had a similar two storey extension. As such the proposals are considered in keeping with the character and scale of the street.

3.2 Amount

The site is an established residential site with which consists of a terraced house and the extension is for a 2 storey side extension and a single storey rear extension.

3.3 Scale

The proposed new side extension is similar in size to that to the dwelling at the opposite end of the terrace.

The new extension will replicate the existing details and will have a subservient roof line to 15 Highmead Close.

3.4 Landscaping

Soft landscaping:

The proposed extension does not require the removal or altering of any trees as part of the application and has a foot print smaller than the existing attached garage and stores.

Hard landscaping:

The parking spaces to the front of the property are retained providing at least 2 two off road parking spaces.

Design and Appearance

The proposed extension will retain the existing materials and detailing of the existing houses on Highmead Close.

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4.0 Access:

- 4.1 The improved access is intended to comply with the guidance in the Building Regulations Approved Documents Part M.

5.0 Flood Assessment

- 5.1 The site is not within the flood plain

6.0 Area of Outstanding Natural Beauty/Conservation Area

- 6.1 The site is within neither an area of outstanding natural beauty nor conservation area.

7.0 Conclusion:

- 7.1 This design and access statement has been prepared in order to illustrate the context and explain the reasoning for the proposed development.