

Ref: 17008.9.1_DAS_18.04.11
Date: 11/04/2018

Document Title: **DESIGN & ACCESS STATEMENT**

Project: **HOUSE ALTERATIONS & EXTENSION**

Site Address: **101A HENLEY ROAD, READING, RG4 6DS**

Client: **RENEW PROJECTS LIMITED**

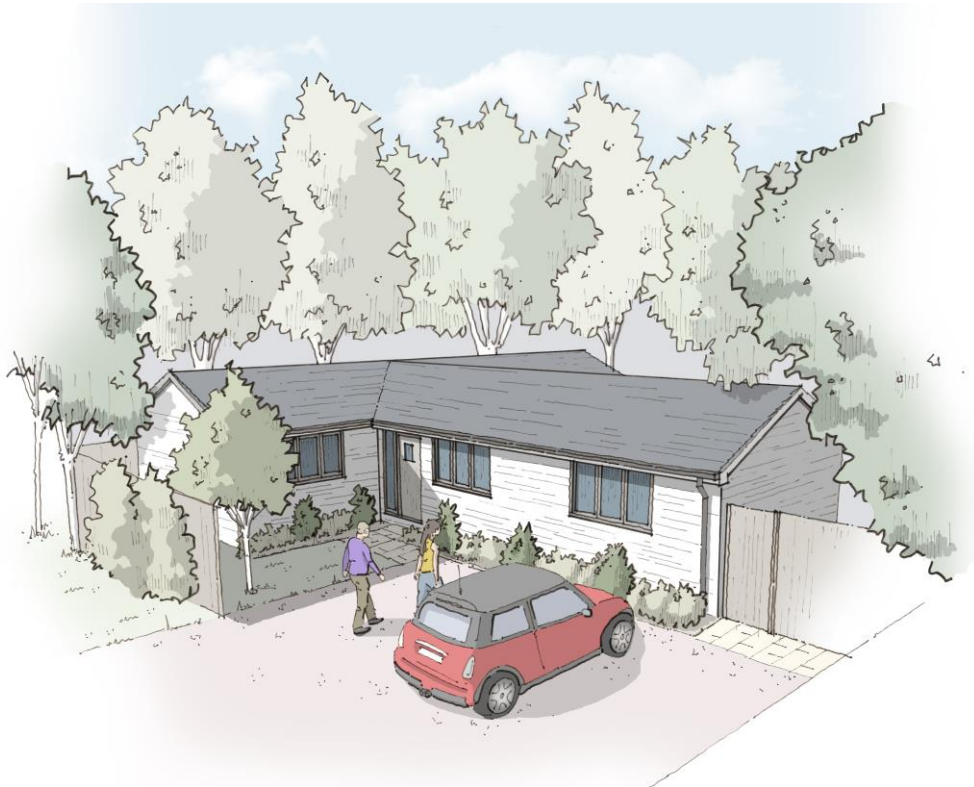


Fig.1: Perspective drawing of proposed development - 101A Henley Road
extract from drawing number 17008-PL-8

1.0 Introduction

This Design and Access Statement is written as a supporting document for a Householder Planning Application with Reading Borough Council. The development comprises the demolition of a detached garage followed by the construction of single-storey front and side extensions, and external refurbishment. These changes will enhance the appearance of the bungalow and improve the quality of accommodation.

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This statement is to be read in conjunction with the following Weston & Co Architects drawings:
17008-PL-1, 17008-PL-2, 17008-PL-3, 17008-PL-4, 17008-PL-5, 17008-PL-6, 17008-PL-7, 17008-PL-8.

2.0 The Site Location & Context

The application site is located on Henley Road, 1.5 miles north from Reading Town Centre. The site is occupied by a two-bedroom bungalow with associated detached garage accessed via a private drive adjacent to 101 Henley Road. Local surrounding context is predominantly made up of single family houses, with some flats within nearby properties. Other uses close by include schools and small local convenience shops.

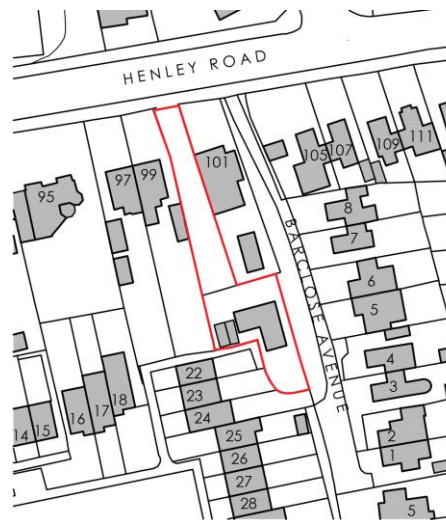


Fig.2: Site location plan extract from drawing number 17008-PL-1

Following recently received pre-application advice relating to the holistic re-development of the site (ref. 171297/PREAPP), it is now proposed to extend the ground floor accommodation of the existing bungalow. This will provide increased accommodation provision and a building footprint that is appropriate for the size of the site. The proposals are considered to be a positive response to the received pre-application advice, addressing previous concerns regarding overdevelopment.

The proposed modifications to the property aim to improve the current dilapidated condition of the bungalow. The proposals intend to enhance the appearance of the property and provide quality accommodation for family occupancy by proposing extensions in otherwise unused areas of the site.



Fig.3: Interior view of existing dilapidated Kitchen



Fig.4: View of 101A Henley Road West Elevation

3.0 Use

There are no proposed changes to the existing use as Dwelling House (C3a use class).

4.0 Amount

The existing two-bedroom bungalow has a gross internal area (G.I.A.) of 78.2 sqm including the garage, the proposed development provides a G.I.A. of 99.4 sqm. The proposed 21.2 sqm net gain in G.I.A. is provided by the single-storey front and side extensions, which create two additional bedrooms. The size of the side extension is proposed in accordance with current Householder Permitted Development rights for detached dwellings.

Within current Householder Permitted Development rights no more than half the area around the "original house" would be covered by additions or other buildings. The diagram in fig.5 below illustrates:

- In blue the site plot area (354.4sqm).
- In orange the existing footprint of the dwelling representing 29.5% of plot coverage (104.7sqm).
- In green the proposed footprint of the resulting dwelling representing 32.8% of plot coverage (116.3sqm).



Fig.5: 101A Henley Road Plot Coverage Diagram

The proposed level of plot coverage is congruous with the aforementioned Householder Permitted Development rights.

In accordance with Core strategy CS12 the resulting proposed bungalow will provide an increased G.I.A. that will allow more possibilities of use. The existing arrangement provides a double bedroom and a box room, whilst the proposed extensions provide more versatile accommodation suitable for family occupancy.

The current parking situation on site can provide for 4no. car spaces (2no. driveway and 2no. within carport/garage). Two parking spaces are proposed on-site, within the existing private driveway, said provision is more appropriate to the dwelling size and in accordance with RBC parking standards.

5.0 Layout

There are minor alterations proposed to the existing bungalow layout in order to accommodate the two additional bedrooms within the extensions. The living accommodation (kitchen/living/dining) remains in the same location benefitting from direct access to the rear private garden.

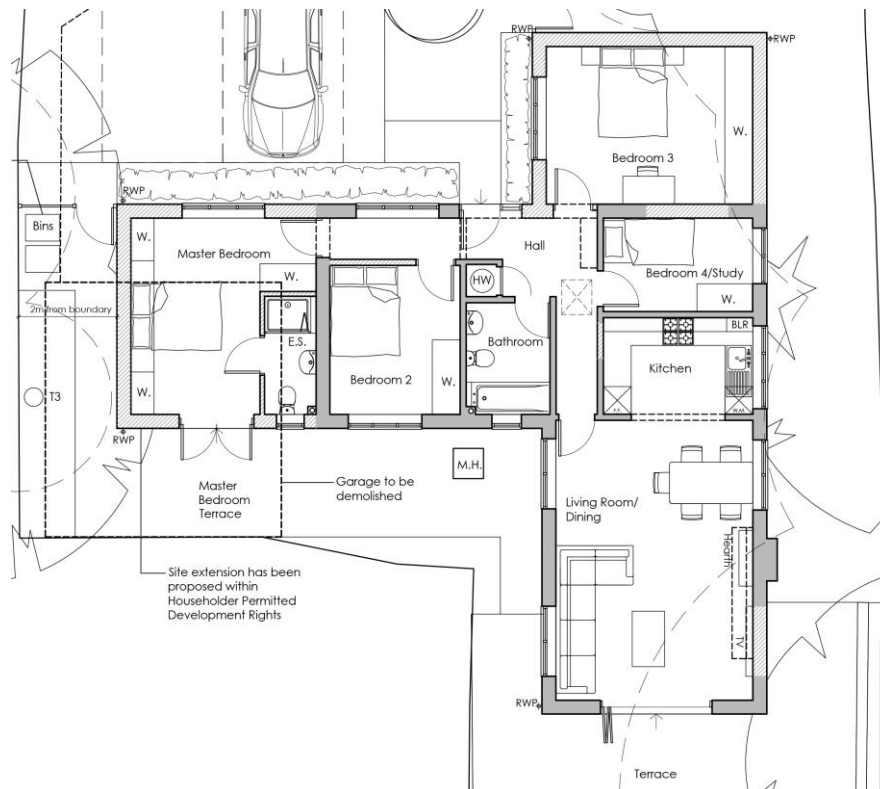


Fig.6: Ground Floor Plan extract from drawing number 17008-PL-6

The front extension is situated within a north-facing unused corner of the site and provides a great deal of flexibility as to how the internal space is used. For example, an older couple who are downsizing may want to use it as a formal dining room, whereas a family may use it as a separate living space or playroom. Having the front extension as a bedroom also means that the occupants can use bedroom 4 as a study or even a separate utility room.

The location of the proposed front extension within identified root protection area is noted. In this regard construction will be carried out in accordance to submitted Arboricultural Impact Assessment prepared by SJ Stephens Associates (ref: 101a Henley Road Arb Impact Assessment 11-04-2018 Rev A).

In line with development management policy DM4 and DM10 outdoor living spaces are proposed at the rear, where there is reduced overlooking, overbearing and overshadowing from nearby properties and secluded from the shared private access road.

6.0 Scale

Both proposed extensions follow the existing roof pitch, ridge and eaves line of the existing bungalow, to be congruous with the existing property. The proposed size of the side extension and the proposed distance between said extension and the boundary fence adheres to Householder Permitted Development rights.

The rear wall of the garage to be demolished sits very closely to neighbouring No.22 Donegal Close, the rear building line of the proposed side extension is set forwards 2.3 meters from the boundary line. In line with development management policy DM4 the proposal will greatly improve No.22 Donegal Close's amenity and enjoyment of their garden as the garage will no longer overbear onto their garden.

7.0 Landscaping

The application proposes an improved car parking area in the existing location replacing the existing dilapidated tarmac with a decorative aggregate finish to match the existing driveway. Additional soft landscaping is proposed to enhance the appearance of the front garden.

There are no material landscaping alterations proposed to the rear and sides of the property.

8.0 Appearance

Both single-storey extensions are designed to be in keeping with the existing bungalow using pitched roofs and facing brickwork walls to match existing.

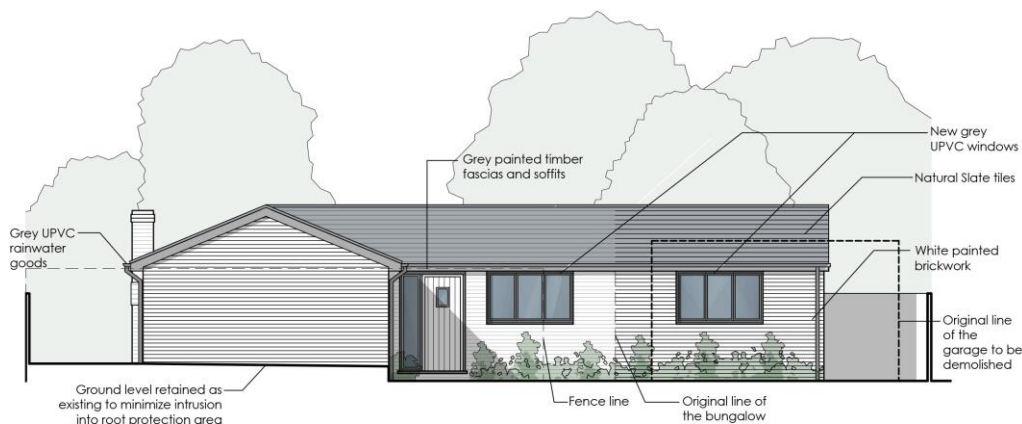


Fig. 7: Front Elevation extract from drawing number 17008-PL-7

A holistic refurbishment and enhancement to the external appearance of the bungalow is proposed. The scheme proposes white painted brickwork, grey UPVC new and replacement windows, grey UPVC rainwater goods and light grey timber painted fascias and soffits, along with a replacement natural slate roof finish. The proposals will enhance the appearance of the dwelling whilst remaining in keeping with the surrounding context.

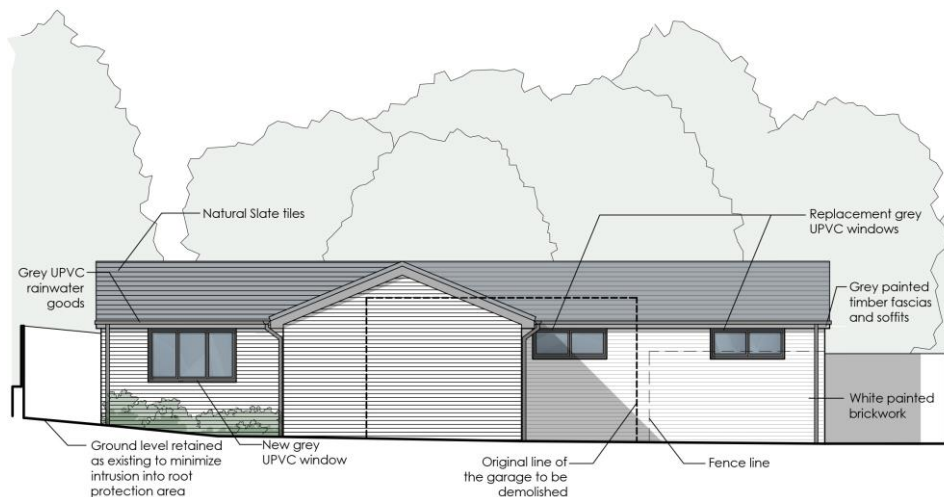


Fig. 8: West Elevation extract from drawing number 17008-PL-7

The proposals are considered to respect the character of the bungalow in terms of scale, location, materials and design, in accordance with policy DM9. As stipulated in Core Strategy policy CS7 the scale, density and design of the proposed extensions will not be causing harm to the qualities, character and amenity of the existing property and the area in which it is situated.

9.0 Access

There are no material alterations proposed to the pedestrian or vehicular access to the application site.