

Design Access Statement
Two Storey Side Extension
38 Alexandra Road
Reading
Berkshire
RG1 5PF

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1.0 Introduction

1.1 This design and access statement has been prepared in support of an HMO planning application for the construction of a two storey side extension at 38 Alexandra Road.

1.2 This Statement should be read in conjunction with this statement:-

- A-1000 Location Plan
- A-1010 Existing and Proposed Ground Floor Plan
- A-1020 Existing and Proposed First Floor Plan
- A-1030 Existing and Proposed Roof Plan
- A-1100 Existing and Proposed Front and Rear Elevation
- A-1150 Existing and Proposed Side Elevation

2.0 Site Description

2.1 The site lies on Alexandra Road Reading which is a tree lined avenue with Victorian buildings either side, which is part of a conservation area.

2.1 Existing and proposed Use

The existing building is used as an HMO with assisted living for five people, the proposed side extension will provide additional three bedrooms.

There are no changes to the number of staff, at the premises as a considerable amount of the work on site is done by the current owner and family.

3.0 Relevant Planning Policies

3.1 National

- National Planning Policy Framework (NPPF)

3.2 Reading Borough Council Adoptive Core Strategy

- CS 7 Design and the Public Realm
- CS 1: Sustainable Construction and Design

- CS 12 Maintaining a Variety of Premises
- CS13 Impact of Employment Development
- CS 24 Car & Cycle Parking
- CS 33 Protection and Enhancement of the Historic Environment
- CS 38 Trees, Hedges and Woodlands

4.0 Relevant Planning History

4.1 The following applications have been submitted: -

Reference: - 080992

Decision: - Application Refused

Proposal: - Flat roof side extension to partially infill roof valley

Reference: - 090543

Decision: - Application Permitted

Proposal: - Flat roof side extension at second floor level to partially infill roof valley

Number 38 Alexandra Road is situated in the conservation area of Alexandra Road, however this alteration of, rooflines, has no impact, on the conservation area, with side extension continuing a similar design to the original house.

5.0 Description of Proposed Development

The proposal involves the construction of a two storey side extension with an A pitched roof with a part dormer window. The spaces will comprise of two en-suite bedrooms on the ground floor and one bedroom on the first floor with en-suite.



The gross external volume of the existing dwelling is 770m³. After the proposed extension the gross external volume of the property will be 930m³. This is a 20 % increase over the existing, which is well below the local authority's guideline of 50 %.

6.0 Impact of proposed extension in the conservation area

6.1 The proposal side extension enhances the existing building, with the construction of a two storey side extension with an A pitched roof, and it balances the existing building. There are similar extension within the area in Red land Road and Alexandra Road.

7.0 Access and Parking

7.1 The existing parking arrangements will be unaffected by this proposal.

7.2 The existing building is used an HMO with assisted living with parking within the drive way and on the street parking will not be affected by the development which complies with planning policy CS7.

7.3 Currently if outside care staff is hired it is on the basis of having permits to park on the road issued by local authority ,and in future any new residence will be notified that their care staff shall not be seeking additional on street parking

8.0 Age limit for residence

8.1 Current residence are generally over sixty, future advertisements or contracts shall stipulate that the age of the residence shall be set at 55 up wards

9.0 Number of residence

9.1 We shall set a limit of 10 residence to stay as paying residence within 9 number rooms ,i.e there shall be 9 residence and in special circumstance , a husband and wife could stay in the same room to reach 10 residence

10.0 Trees and Landscaping

10.1 Core policy CS38. No trees or hedges will be affected.

10.2 No Trees or hedges will be lost due to the extension.

11.0 Conclusion

11.1 The design of the extension is of high quality and in keeping with the Alexandra Road Vernacular style and the style of the existing house and thus appropriate for the site.

The proposal should be recommended for approval.