

**DESIGN AND ACCESS STATEMENT FOR PROPOSED SIDE AND REAR
EXTENSIONS, FRONT PORCH EXTENSION AND CHANGE OF USE
FROM A SMALL HMO INTO TWO FLAT UNITS
AT 17 COLEY AVENUE, READING RG1 6LJ**

- 1.0 This document is to support a planning application for part two-storey part single-storey side and rear extensions, single-storey front porch extension with demolition of an existing single-storey side structure (store & wc) and change of use from a small HMO into two flat units.
- 2.0 The property is currently a small HMO following a conversion from a single dwelling house (Application 160106, determined on 4 March 2016, containing four bedrooms, shared kitchen, lounge, and wc/toilet).
- 3.0 The proposal consists of: -
 - a. Demolition of an existing single-storey side structure with flat roof containing a wc and store rooms;
 - b. Two-storey side extension, 3m from the existing original side wall;
 - c. Part single-storey rear extension, 3.2m from the existing original rear wall;
 - d. Single-storey front extension to form an entrance porch; and
 - e. Change of Use from an existing Small HMO into two flat units; 1 x 3b5p and 1 x 2b4p.
- 4.0 The application site lies in a quiet residential street within the Castle Hill Conservation Area, south-west of Reading, within a 10-minute walk of the town centre. Buildings are generally in domestic residential use, with some have been converted into short term rental and multiple occupancy, and provided with off road parking.
- 5.0 The site is approximately 357 sqm, and roughly rectangular, with a front lawn of about 10m to tree-lined Coley Avenue. It is level and well drained with no topographical feature.
- 6.0 Existing building on the site is a semi-detached two-storey with redbrick finish. The front boundary wall is a low brick wall and the rear boundary is a 1.8m close-boarded timber fence.
- 7.0 Parking provision (4 bays) for this property is at the rear of the site, within a parking court next to a modern building of Berkshire Record Office. There is direct access from this parking court to the property via a rear garden gate.
- 8.0 The site is within easy reach of bus connection into Reading Town Centre and the railway station. The continuous footpath network permits access to the town centre.
- 9.0 The proposed site extension is set 0.8m from the existing building line on the street frontage with lower roof ridge height compare to the existing. Visually this makes the proposed element subservient to the existing massing.
- 10.0 Proposed element uses matching external brick finish and roof tiles, together with similar uPvc windows and doors as existing.
- 11.0 The proposal will not affect the setting of the original building and have no adverse impact on the historical and conservation quality of the existing fabric.
- 12.0 Front entrance door and rear patio doors of the proposed side extension will have level access to comply with the current Part M Building Regulations.

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