



**DEBBIE FLEVOTOMOU**  
ARCHITECTS



**Design & Access Statement**  
**New Rear Extension**  
**272 Tilehurst Rd**  
**RG30 2NE**





## Use

### General:

This planning application is for carrying out a Ground Floor Rear Extension to existing house after demolishing the existing 3m rear extension and the derelict Lean-to shed.

The existing kitchen extension is suffering from cold temperatures during the winter due to lack of adequate insulation and poor construction. The new extension will be 3 meters longer than the original extension and it will transform the existing small and tiring kitchen to an updated open plan kitchen/ family room with focus on improving the natural lighting and ventilation.

The existing lean-to will be demolish, as is derelict and of very poor quality. The lean-on will be partly replaced with the new kitchen.

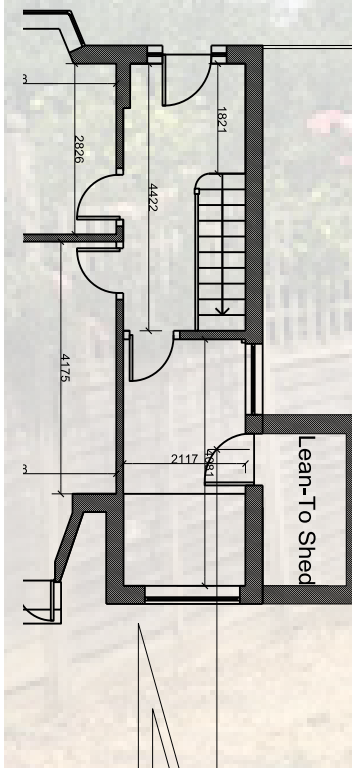
The new roof will follow the same design and height of the existing roof and it will be transformed to a hip roof on the side to avoid any over-shadowing to the neighbouring property.

There will be no overlooking issues to the surrounding properties and the right of light of the near-by properties will not be affected.

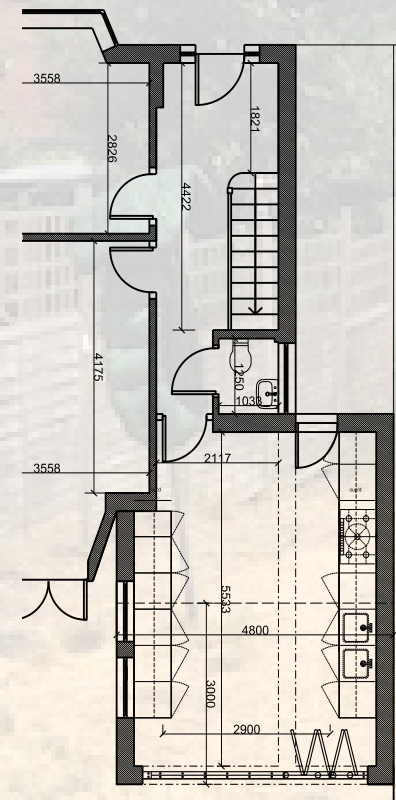
### Design Concept:

Upgrade the house with a new rear extension in order to improve the size and construction quality of the existing kitchen/ family room and bring more light to the existing kitchen with new bi-folding doors and new windows.

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Existing Ground  
Floor Plan



Proposed Ground  
Floor Plan

## Analysis

### Amount

Our client is keen to undertake changes proposed above to the property by adding a total additional internal floor area of 12.1m<sup>2</sup>.

### Layout

The extension will overtake only a small part of the garden which is not in use at the moment. The total garden is 24.8 meters in length. The right of light of the surrounding properties will not be affected as there is a high fence separating the houses on both sides. Also there will be no overlooking problem as the height of the development is only one storey height.

### Scale and Height

The scale of the proposed extension seeks to be sympathetic with the area. The highest point on the roof will not exceed the 3200mm only 100mm higher than the existing roof.

### Planning History

Several similar development has been approved on the street and the surrounding area. This list is not meant to be exhausted but similar examples include:

288 Tilehurst Road  
276 Tilehurst Road  
306 Tilehurst Road  
378 Tilehurst Road

272 Tilehurst Rd  
RG30 2NE



Existing kitchen extension



Existing Lean-to extension

## Analysis

268 Tilehurst Road  
12 Tilehurst Road  
240 Tilehurst Road  
67 Tilehurst Road  
99 Tilehurst Road  
252 Tilehurst Road  
254 Tilehurst Road  
71 Tilehurst Road  
280 Tilehurst Road

## Landscaping

The rest of the landscape will remain unchanged or improved.

## Appearance

The proposed extension will consists of London stock Bricks and slate tiles on the roof to match the existing.

## Access

Access will remain unchanged.

## Conclusion

The rear extension of the house is in desperate need for renovation. The new development will keep the same design lines as the existing extension.

The new development will create a new kitchen and family room.

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Existing Elevation - Rear



Proposed Elevation - Rear