

45 Coley Avenue, Reading RG1 6LL

Replacement garage and outbuilding

Design & Access Statement

Introduction

This statement is written in support of a planning application for 45 Coley Avenue, Reading, to erect a single garage and outbuilding at the rear of the property. This application is to demolish the existing detached single garage at rear of the property and replace it with a single garage and outbuilding.

The property is currently occupied and serves three generations of the same extended family comprising of elderly parents, adults and children. Since obtaining the present consent (151179/HOU) the applicant has reconsidered the needs and concluded that more ancillary space for the family would be beneficial.

The site has a current approval for a replacement garage and outbuilding (Ref: 151179) which expires in August 2018. This consent has not been implemented.

Existing Garage

The property benefits from vehicular access to the rear (from Mansfield Road) which serves an existing dilapidated single garage. The rear access is rarely used as the property has a hard surfaced driveway which can accommodate 5 vehicles, however secure parking for one vehicle if and when the applicants are away is desirable. The existing garage is a prefabricated corrugated structure and is too narrow to accommodate most modern vehicles.

Design

The site has always been in residential use. The proposed design seeks to make best use of the space along the rear boundary.

This proposal has been carefully designed to reduce any impact on neighbouring properties by ensuring the roof pitches away from boundaries where possible. It has attractive architectural detail to match the original features of the property.

The roof line has been pitching away from both neighbouring gardens and the eaves height has been set so that only a roof pitching away would be visible to soften any impact and reduce the mass of the building. The gable facing onto the front has been designed to match gable design of the main dwelling itself.

The roof sails over at one side to form a covered area which allows pedestrian access to the rear garden without going through the garage and will create a covered area for refuse bins and logs.

Ancillary accommodation

The applicant understands that this structure will always be considered as ancillary to the main dwelling and have no objection to a suitably worded planning condition being placed upon the consent to tie its use to the main dwelling.