

Subdivision of dwelling to create two separate dwellings (28 & 30 New Road) and single storey rear extensions to proposed no.28

At 28 and 30 New Road, Reading, RG1 5JD

July 2018

Preamble

Planning permission is sought to subdivide the property known as 28 and 30 New Road, Reading from one single dwelling to two independent dwellings as originally laid out. In addition minor works to the rear of 28 New Road are proposed to create a single storey rear extension. This statement accompanies the drawings and planning submission already made under reference number 180874.

Site and surroundings

New Road is made up of a variety of terraced and semi detached dwellings. Numbers 28 and 30 are at the end of a line of terraces. All properties are brick built and date from the early part of the 20th century. Both properties are accessed via New Road to their frontages. Both properties enjoy front and rear garden areas. The site measures approximately 400 square metres. The existing use of the site is for a single dwelling. It has been the case for some years being in the ownership of the applicant and her late husband. Since she has been widowed she no longer requires the space and wishes to down size to the original layout and form of the pair of dwellings.

Proposals and layout

The proposal seeks to split the single dwelling into two separate dwellings. This will involve limited external change being that the original layout was for two dwellings. As part of the proposal the rear of number 28 will be altered and extended.

The proposed new layout will result in the closing up of an internal door between the dwellings to reinstate the original layout. From an external view the frontage will not change. Internally new uses will be applied with a kitchen installed and the layout altering to create a garden room/orangery and glass porch to the rear of no. 28.

The new dwellings will replicate the original layout of the properties and therefore will be in keeping with the scale and character of the street and surrounding area. The internal layout will replace the existing garden room, pantry and shower room with a larger garden room.

The appearance will be unaltered but for the rear extension which having been altered significantly in the past add limited value to the character and appearance of dwelling. Consequently, the new addition seek to compliment features worthy of retention and the original dwelling.

Access

The existing parking and pedestrian access will remain unaltered. On street parking provides provision for residents in the area. It is unlikely that a single additional dwelling would make this already limited provision significantly unacceptable.