

Design & Access Statement

Supporting a Householder Application for Ground and First Floor rear extensions to convert the existing 2 bedroom dwelling to a 3 bedroom dwelling at 98 St Georges Road, Reading RG30 2RH

1. Site and Context

- 1.1. The application site is a small two storey 2 bedroom terrace house located to the west of St Georges Road. St Georges Road is primarily residential; comprising of mainly two storey houses, set within medium and small sized parcels of land.
- 1.2. The application site currently comprises a two storey terrace dwellinghouse with a footprint of approximately 45m². The GIA of the existing dwelling is 73m².

2. The Proposal

- 2.1. The proposal is to convert the existing 2 bedroom dwelling into a 3 bedroom dwelling for a growing family by extending the dwelling to the rear on the ground and first floor.
- 2.2. A comprehensive set of drawings have been submitted with the Householder planning application to comply with national and local requirements. These drawings illustrate the floor plans, sectional drawing and elevations.

3. Design Rationale

- 3.1. The Ground floor rear extensions are proposed to be in line with the neighbouring properties rear extensions in order to not be overbearing to the neighbouring properties.
- 3.2. The first floor extension is only on the outrigger and is 1m in order to be in the 45° splay line of the neighbouring property. Therefore it will not cause any overshadowing to the neighbouring property.

3.3. By adding the extensions the total GIA of the dwelling will be 86m² which in accordance to table 2 of the "Nationally described space standard 2015" is two metres more than the requirements for a two storey 3 bedroom dwelling.

3.4. By extending the 1st floor Bathroom 1 metre the total GIA of the room will be 7.7m² which in accordance to the "Nationally described space standard 2015" will be sufficient for a 1 person room. Therefore the 1st floor bathroom will be converted into a bedroom and a bathroom with adequate ventilation is proposed on the ground floor.

3.5. The Kitchen/Living/Dining will be approximately 35m² which will be appropriate for a 3 bedroom 4 person dwelling.

3.6. The new extensions are proposed to be the same material as the existing.

4. Conclusion

- 4.1. The application suggests enhancement to the existing property by converting it into a family size dwellinghouse.
- 4.2. The application is not considered to cause any impact on the neighbouring properties.
- 4.3. The application suggests the new extensions to match the existing.
- 4.4. This Design and Access statement is in conjunction with the drawings and information supplied in the full planning application and constitutes a well-considered application and it is therefore respectfully requested that the Council grant planning permission for the proposed development.
- 4.5. The applicant is willing to accept reasonable conditions placed upon an approval should the planning department deem it necessary in granting permission.