

**PROPOSED FIRS FLOOR SIDE EXTENSION ABOVE
EXISTING GARAGE AND UTILITY AND SINGLE
STOREY REAR AND SIDE EXTENSIONS**

TO

**21 OAKLEY ROAD, CAVERSHAM, READING,
BERKSHIRE, RG4 7RL**

PLANNING DESIGN STATEMENT

PREPARED BY: MARTIN BUTLER PARTNERSHIP LTD

ON BEHALF OF: MR AND MRS STRUGAR.

**25th January 2018
Revised 23rd April 2018**

SITE

- 1.1 Oakley Road is a spacious residential road in Caversham running from its junction with Albert Road in the East to the roundabout junction with Hemdean Road in the West. Oakley Road is split at approximately half its length by the main Kidmore Road running North to South.
- 1.2 No. 21 Oakley Road is located to the East half of Oakley Road close to the cross junction with Kidmore Road on the Southern side of Oakley Road.
- 1.3 The property is a stand alone large detached property with large detached properties on either side. This section of Oakley Road generally comprises a mix of detached and semi-detached properties.
- 1.4 The properties along Oakley Road have a relatively small frontage generally in the region of 5 metres but large private rear gardens. The rear garden of the proposed site is in excess of 25 metres deep measured from the rear of the deepest projecting aspect of the dwelling.
- 1.5 To the rear of the application site is No.2 Highmoor Road, a large detached dwelling with a rear private garden in excess of 20 metres in depth. The properties on Highmoor Road comprise a mix of large detached and semi-detached properties very similar to the make up of Oakley Road.
- 1.6 Photographs of the proposed site are also included at the rear of this statement.

2.0 HISTORY

- 2.1 There is no planning history of previous extensions to the property available on the Council's website; however a conversion of the main roof space was carried out in recent years providing additional habitable space. It is presumed that this work was carried out under permitted development rights.
- 2.2 There have been a number of similar first floor side alterations to properties in the area in recent years with photographs highlighting the properties as listed below:-
 - 12 Albert Road – Two Storey Side/Rear Extension.
 - 68 Albert Road – First Floor Side Extension.
 - 76 Albert Road – First Floor Side Extension.

 - 26 Conisboro Avenue – First Floor Side Extension.

 - 11 Kidmore Road – First Floor Side Extension.
 - 61 Kidmore Road – First Floor Side Extension.

 - 36 Oakley Road – First Floor Side Extension.

3.0 THE PROPOSAL

- 3.1 The application is for a small single storey side/rear boot room extension to the side of the existing kitchen, a single storey rear extension to the opposite side of the existing kitchen providing adjoining open plan family room space. A part garage conversion to provide formal utility room and downstairs wash room plus proposed first floor side extension over the existing garage space to provide a home office space and walk in wardrobe space associated with the master bedroom.
- 3.2 The proposals have been produced in an effort to ensure that the extensions harmonize with the existing dwelling and the surrounding area.

4.0 CONCLUSION

- 4.1 The proposals have been designed to closely match the character and appearance of the existing and neighbouring dwellings.
- 4.2 Evidence of previous extensions and alterations to properties in the immediate area highlight these proposals are not out of keeping with the design and character of the surrounding area and therefore will not have an adverse impact on the appearance of the area.
- 4.3 The proposals will create no loss of light or privacy to neighbouring dwellings.
- 4.4 The proposals as can be seen in the existing and proposed elevations do not add considerable bulk to the existing dwelling especially considering the size of the existing and surrounding dwellings and its large plot
- 4.5 Mr and Mrs Strugar are attempting to improve and extend their property in sympathy with its surroundings to provide them and their family with a modern family home and all that is required.
- 4.6 It is with all of this in mind that we respectfully request that planning permission is granted.