

## Design and access statement

17 Whitley Wood Road

Reading

RG2 8HX

## Description

Number 17 is a single story bungalow set in the middle section of the road

The road is a Cul-de-sac with access only to the two existing bungalows

Number 17 is on the right hand side

There is another bungalow of the same period located next door

There is very good separation between the two properties

The bungalow next door is longer in length than number 17 and the roof appears to be higher

Number 17 has a large front garden with detached garage to the front section of the off street parking space

There is a front lawn and bedding and an area to contain the recycle boxes and waste bins

The house comprises of two bedrooms , two living rooms and a kitchen and bathroom with separate WC

There is storage in the loft level above the ground floor

The rear has a very large mature garden with lawn and bedding

On both side of the house there is access to the rear garden

The existing roof has two hips , one in each end

The roof height is at 2450mm

## Intention

This application is for the following improvements

To remove the two end hips to the roof to create a single long ridge raised by an extra 350mm

This small extra addition to the roof height will allow for an internal head height of 2200mm in the loft conversion

In addition the new rear Dormer would then be down from the ridge and up from the eaves to follow current guidelines

The new ridge will then closely match the bungalow next door in terms of roof shape and roof height appearance

The house next door does not have any hips on the end sections of its roof and would appear to have a similar height to the new proposed roof height at number 17

On the other side of number 17 is a two storey house set at a good distance away from the property

At present the rear ground floor elevation is longer than the front ground floor elevation due to the side rear door entrance as shown in the plans

This entrance only goes along the side flank wall to about half way on the length

It is proposed to lengthen the front elevation to match the rear elevation and to lengthen the roof to cover this new small addition to the overall size of the bungalow

There would still be a good pathway on this side to allow access to the rear garden

To raise the existing ridge to allow for good internal head height for a quality loft conversion that would include a rear Dormer and two roof lights and 4 new Roof lights to the new front roof slope

The new rear Dormer would be less than half the new ridge length

The dormer would be set down from the ridge and up from the eaves as in the current guidelines

Under permitted development the proposed hip to gable at both ends with rear Dormer can be done but it would involve dropping the internal ceiling heights which would greatly compromise the enjoyment of the ground floor rooms

It is hoped that the planning department would look at the new proposed changes in order to greatly improve the enjoyment of this family home

#### Access

The new first floor would be accessed from an internal staircase from ground to first floor

There will be two side paths leading to the rear garden

The conservatory door and kitchen doors will be retained to allow access to the rear garden from the house

The existing front door will be retained as the sun entrance

#### Materials

All roofing materials including the Dormer will closely match the existing roof type

The small ground floor side section will be in matching brickwork and all windows will match the existing windows in upvc

#### Scale

After all the proposed new additions have been carried out it is viewed that the overall appearance of number seventeen would sit well with the bungalow next door in terms of scale and size as well as materials

The new rear Dormer will be set down from the ridge and up from the eaves as well as being less than half the length of the new proposed ridge

The new height of the ridge will appear to balance with the existing ridge height of the bungalow next door

There is a good separation between the two homes

The new roof lights will not protrude from the roof plane by more than 150mm

#### Bins and recycle

The bin and recycle area will be retained in its current position

#### **Parking**

The existing detached garage and ample off street Parking will be retained

#### **Conclusion**

The existing two bedroom house is at present too small for a growing family both at this time and in the future

With the aid of a few small modest additions to the existing bungalow in terms of size the whole house can be greatly improved at no impact to the street scene or neighbouring houses or to the scale and design of the building

The new first floor large bedroom , bathroom and ample space for new storage will allow the growing family to improve their lives and environment within their existing home and greatly enjoy the enlarged amenities

It is hoped that the planning department would support this application in creating a new and improved happy home in Reading