

BRIEF DESIGN STATEMENT

No: DS.17.04.01

**PROPOSED OVER GARAGE EXTENSION AT
6 DEVONSHIRE PARK, OFF SHINFIELD ROAD
READING BERKSHIRE RG2-7DX**

1. The application site is a large detached house situated within Devonshire Park, a relatively modern development, accessed off Shinfield Road and characterised by large detached dwellings positioned around a looped road.
2. Principally, the proposal arises as part of works to provide more amenable facilities for the family and especially to accommodate elderly-parental relatives who must now live with them. There is precedence of similar proposals approved, and already built, on Devonshire Park. The site enjoys a large plot area within a spaciouly laid residential neighbourhood.
3. The proposed design and layout are in line with local precedents, the LPA published guidance and discretion allowances included in the Local Plan Design Guidance. Its scale and form are all in keeping with the original dwelling.
4. The site is a spacious plot and the existing dwelling is a detached upmarket dwelling. As per Block Plan, the plot size, shape, location and the setting of the proposal is in keeping and matching with the neighbourhood with minimal impact on the street scene.
5. The smaller gabled roof return arrangement is set to complement the existing arrangement on the dwelling as well as generally in the area. Given all that, the final design retains the existing styling and details thus making the proposal aesthetically pleasing and sitting well within and complementary to the original structure as well as the vicinity layout.
6. The proposal application is made in consideration of all the factors in this statement and in the light of published LPA guidance. A seamless continuation frontage is proposed as an appropriate design proposal for several reasons:
7. The view from all perspectives shall be in keeping with the current scale, pattern and original character of the houses in Devonshire Park in particular.
8. Photographs showing similar precedents especially at Nos.10 and 25 Devonshire Park, (Images 4 & 5) although this list is not exhaustive, are included in this statement for reference.
9. Image 6 shows the artists impression of proposed front view of the property. A seamless continuation on the front would resemble the existing properties listed above, all of which have been extended in recent years with aesthetically pleasing results. This is clearly illustrated on the proposal drawings. There are also many older examples of seamless continuation in this street as amply illustrated in the included photos.
10. Notably also, given the special curvilinear layout of DEVONSHIRE PARK, the radial projection of the plot divider boundaries together with the individual landscaping of the

separate property frontages / facades, indeed often staggered, gives each property a distinct and separate majesty of its own as well as a collective (non-monolith) character and this shall be retained in the proposal design. The staggered layout in respect of 6 Devonshire Park, Reading, RG2 7DX is especially noted and respected.

11. A visual survey of the vicinity show a number of local and recent precedents incorporating similar proposals as in this application, permitted. As such the proposal is considered a “*de-minimis*” category.
12. The number of bedrooms at the property is to remain the same. The Proposal just aims to make them more accommodating for elderly relatives’ facility.
13. The existing plot and layout has a well matured and manicured garden and therefore most of the new work shall be screened to the side and rear by vegetation and landscaped tree work. A generous 3.4 m setback from the main frontage of the house is to be retained. In fact as one approached 6 Devonshire Park, the garage / extension shall be largely obscured and only visible fully when one is directly in front of the plot. Images 1 & 2 illustrate this quite well
14. The original regency theme and styling of the dwelling is not only to be retained but much augmented /enhanced through provision of a smaller gabled frontage, *a dropped ridge for subservience to the original*, and a continuation of the lines of the special original eaves, as well as fascia and soffit details
15. The proposal is totally within the existing footprint. Even though the side is largely obscured with vegetation some patterned brickwork is incorporated in the wall for aesthetic effect and a new simulation chimney stack helps to retain a frontal symmetry.
16. Generally the building at 6 Devonshire Park is set well back from all the boundaries all of which are themselves well dressed with soft landscaping, vegetation and well scaled tree lining. A good four metres set back from the north boundary to the side wall is especially notable for perspective.
17. Overall, the proposal complements the original building through the use of specialist matching materials, styling and alignment and particularly by reflecting the design, scale, proportions of the original structure. Moreover it tries to keep in character with the original appearance of the neighbourhood through siting, minimum and matching materials although there are a number of extensions already approved here with some very acceptable different fashioning e.g. the recent *raised ridge line* for the dormer accommodation at No 10 (see Image 4) and the *full depth extension with parapetted frontage and flat roof appearance at No 25* (Image 5) *are especially* noted here. Records show these departures have been deemed acceptable at a number of levels given the spacious open-ness of the plots here as well as the number of varying architectural individual styles dotting the overall locality.
18. Therefore the designers believe the proposal is entirely in keeping with the character and appearance of the host property as well as the overall vicinity and accordingly seek approval of the scheme.



Image (1) OUTSIDE 5 DEVONSHIRE PK.: – HIGH OBSCURITY TO NO: 6 NORTH SIDE



Image (2) 6 DEVONSHIRE PK. FRONTAGE WITH HIGH DEGREE OF VEGETATION OBSCURITY



**Image (3) OUTSIDE 8 DEVONSHIRE PK. VIEWING SOUTH WEST:
SHOWS OPENNESS IN STREET SCENE AND PLOT INDIVIDUALITY**

RAISED RIDGE & CHIMNEY STACK AT NO 10



**Image (4) 10 DEVONSHIRE PK.: – WITH RAISED RIDGE LINE & CHIMNEY STACK AND
THE ONLY FRONT BOX DORMER ON THE CLOSE**

"FLUSH FRONTAGE" ADDITION AT NO:25



Image (5): 25 DEVONSHIRE PK.: – EXTENDED WITH ALMOST FLUSH FRONTAGE AND SEAMLESS EAVES WORK



Image (6) 6 DEVONSHIRE PK.: – ARTIST'S FRONTAGE IMPRESSION, 3.6 M. DOUBLE STEP-BACK