

31st August 2017

DESIGN & ACCESS STATEMENT

SITE ADDRESS:

12 Eastern Avenue, Reading RG1 5RY

DESCRIPTION OF PROPOSALS:

Erect double storey rear extension, insert door to basement at rear and extend rear loft with dormer.



Existing Rear Elevation

EXISTING SITE/PLANNING HISTORY:

The existing site is a Victorian red brick semi-detached family residence located on Eastern Avenue in Earley, Reading. The roof is covered in a typical slate tile and the

windows have been changed for white UPVC casements at some point in the past. The house has a shared, double storey rear extension built some time ago – before any visible planning history. It is essentially still in its original form. There are currently three bedrooms, one of which is in the loft. This bedroom in the loft appears to have been there since the house was first built. The bathroom on the first floor is very small indeed as is the small utility/WC below it at the rear. The lounge occupies the remainder of the ground floor and the kitchen is in the basement.

The development site itself is located in a relatively central location on the eastern side of central Reading in a residential side street off the main A329/Wokingham Road. It is near to the Royal Berks Hospital and the Reading University campus with the green space of Palmer Park nearby as well. The site lies within the South Park Conservation Area within Reading but does not feature specifically in the Appraisal document.

Planning History: None visible at www.reading.gov.uk

PROPOSALS:

These are straightforward and modest and they are to simply enlarge the existing double storey rear extension at the rear to provide essential additional space in the first floor bathroom and the utility/WC below on the ground floor. The proposed makes for a much more workable space with more acceptable proportions. All materials match the existing and this element of the proposals will not be visible from the road and nor will it create any issues of light or overbearing due to its projection away from the adjoining neighbour.

There is also a proposal to change the basement window on the rear elevation for some double doors with steps up the garden. This will provide an alternative escape route from the basement in the event of a fire, a connection with the garden on a daily basis and more natural light in to the basement. Again, materials will match the existing.

Lastly, there is a proposal to address the inadequate headroom in the loft as you arrive at the top of the stairs and to add additional essential space to this loft floor and a 2nd bathroom by way of a rear dormer extension to the existing rear roof. Again, all materials will match the existing, the dormer won't be seen from the Highway and so we deem this to be a wholly acceptable proposal.

It is important to note that there are examples of flat roof dormers on the backs of lofts on adjacent buildings pictured below and so there appears to be a precedent set here – these can be seen during the site visit from the back garden:



In summary, due to the fact that all proposals are at the rear of the building and won't be seen from the Highway, the impact on the Conservation Area is nil, all materials of the proposed will match the existing, therefore we deem the proposals to be wholly acceptable.

LANDSCAPING:

There are no landscaping proposals as part of this submission.

VEHICULAR ACCESS:

Vehicular access will remain unaffected by the proposals.

PEDESTRIAN ACCESS:

Pedestrian access will remain unaffected by the proposals.

DAYLIGHT/SUNLIGHT ASSESSMENT:

Not required, no requirement.

BIODIVERSITY ASSESSMENT:

Not required.