

DESIGN AND ACCESS STATEMENT

RELATING TO PROPOSED EXTENSIONS AT

**21 Hawthorne Road, Caversham,
Reading RG4 6LY**

Prepared by the Agent :

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On behalf of the Owners/Applicants :

Mr & Mrs Tom Ridout

Design

21 Hawthorne Road is a 4 bedroomed dwelling built with face brick elevations under plain tiled pitched roofs. The style is one that is often referred to as one and half storey with the roof eaves coming down to just above the ground floor rooms and the first floor accommodation is 'within the roof'. Additional internal head height is given on the first floor with pitched roof dormers on the front elevation and flat roof dormers at the rear. The property sits in a generous plot with 2.5metres or more between the house footprint and the boundary on each side.

Hawthorne Road probably dates back to mid twentieth century, originally with a variety of detached houses sitting on generous plots. Over time many of the houses have been altered and extended together with some properties demolished to allow two smaller houses to be built on a split plot. This has resulted in an eclectic mix of property styles with many examples of development either right up to or very close to a side boundary and sometimes a neighbouring property.

21 Hawthorne Road was originally built as the last house before the end turning 'T' of a cul-de-sac and as a result the front of the neighbouring property (No. 23) is set back several metres.

Directly opposite 21 Hawthorne Road, a property was demolished to allow access to Maytree Walk – a recent housing development including a number of semi-detached and link-detached properties, some of which directly face 21 Hawthorne Road.

A separate attached/enclosed document contains photographs (25/03/17) of properties and street scenes in Hawthorne Road close to No. 21.

The Owners/Applicants wish to extend the property to provide an additional bedroom and pair of en-suite shower rooms to existing bedrooms on the first floor and a garden room and utility room on the ground floor.

The proposed design accommodates the first floor existing bedroom en-suite requirements with a one and a half storey side extension to the right. The style, proportions and materials will match and be entirely in-keeping with the existing front elevation. The extent of the footprint of the extension will be set half a metre within the side boundary.

The proposed design accommodates the garden room and utility room with a one and half storey rear extension projecting perpendicular to the main run of the building towards the left. The style, proportions and materials again will match the existing building. The extension will be in-line with the existing end of the building and therefore maintain the gap of around 3 metres to the side boundary.

A similar design was proposed in a planning application submitted in late 2016 (ref 162356). The Planning Officer agreed the principle of extending the property given the size of the plot, but had concerns regarding the gap to the boundary on the right and the appearance of a long 'blank dormer' on the side of the rear extension which may be visible from the road. The application was therefore withdrawn on the advice of the Planning Officer.

An on-site meeting and discussion with the Planning Officer was subsequently held as part of a Pre-Application Enquiry and the original design modified in line with advice and suggestions given. Changes have included:

1. Reducing the side extension such that the new footprint leaves half metre to the side boundary
2. Omitting the flat roof dormer on one side of the rear extension to soften the appearance from the road – a small element of the existing rear dormer will still be visible (though only at an oblique angle) but now the extension with only a pitched roof running away from the side will not appear overly bulky or incongruous.

A half hip on the side extension was considered but ultimately rejected as it would not match the existing style of the dwelling. By setting the extension half a metre inside the boundary and with the neighbouring property front elevation set someway back, there is no danger of there being a terracing effect to the appearance of the two properties.

An attractive street scene will be maintained by retaining the front vegetation including the 6 foot plus evergreen hedge and the high conifer just inside the hedge on the right.

Access

Access to the site will remain completely unchanged as will vehicle parking with capacity for more than five cars off road.

Presence of bats identified

The Owners/Applicants have commissioned an ecological assessment of bat species at 21 Hawthorne Road, which found that the property is a day roost for a low number of common pipistrelle bats (two sighted over three emergence surveys undertaken). The initial building assessment and subsequent three emergence surveys followed the recommendations within the Bat Conservation Trust's Bat Surveys: Good Practice Guidelines (Collins, 2016). The initial assessment and first two emergence surveys were carried out in September / October 2016, the results of which can be found in the initial survey report dated 23rd November 2016. The third and final emergence survey was carried out in May 2017, the results of which (and final recommendations) can be found in the final survey report dated 8th June 2017.

The recommendations (detailed in full in the reports,) states the proposed extension to the property will need to take place under a Natural England European Protected Species Mitigation Licence. The Owner/Applicants will work with the ecologists to ensure the extension plans and subsequent build is fully compliant with the report's recommendations.

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