

**7 Briar Close
Caversham
RG4 7QH**

**Planning Application for
Proposed Two Storey Extension
Design & Access Statement**

August 2017

2001
Rev.



Chiltern Chambers 37 St Peter's Avenue Caversham Reading RG4 7DH

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Introduction

This Planning Application relates to proposed two storey side extension to the house to make better use of the narrow existing garage which no longer accommodates a modern cars.

We have recently been granted Full Planning Permission for a single storey side extension, the owner has now considered the building cost and will prefer a two storey extension to make the project worth while.

The Existing Building

The house is a detached house with the garage at the right hand side of the house. The existing garage floor level is significantly lower than the house floor level and it steps up internally at the rear store room. The store room ceiling height is too low for practical use of the room and the difference in levels means that there is no practical opportunity to break through into the garage from the house and convert it.

Details of the Scheme Design

Overall Design Matters

The proposal is a simple side extension to the house which is detached at the head of Briar Close in Caversham.

The scheme is to replace the garage at the right hand side of the house with new living accommodation; The garage is too small to accommodate modern vehicles.

The existing garage floor level is significantly lower than the house floor level and it steps up internally at the rear store room. The ceiling height of the latter is too low for practical use of the room and the difference in levels means that there is no practical opportunity to break through into the garage from the house and convert it.

And so the scheme is for replacement with a new floor level at the same height as the remainder of the house, enabling a break through to be formed from the rear dining areas into the new accommodation at Ground and First Floor.

To address the issue of massing and impact the First floor has been stepped back by 1000mm , which also improves the appearance of the building. The height of the new roof is controlled by forming a mansard-shaped roof which has been deliberately designed in, to keep the scale of the new work appropriate against the original house.

It is important to stress that the scheme proposed does not represent an increase in activity on the site but rather an improvement to the level of facilities provided to accommodate the existing activities more effectively into the future.



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Access

The proposal includes a Ground Floor WC access over levelled floor once in the house

Highways and Parking

The proposal is a C3 Dwelling House 2/3-bed and the minimum parking requirement is 2No Car Bays. There will still adequate parking space for at least two if not three cars on the driveway remaining leading up to the house.



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