

DESIGN AND ACCESS STATEMENT

In connection with a Planning Application
For a single storey rear and a two storey side extensions at

18 St Anne's Road
Caversham
Reading
RG4 7PA

For
Mr and Mrs M Potter



June 2017

Prepared by:

Robert Rigby Architects Ltd.
42 Portman Road
Reading
RG30 1EA

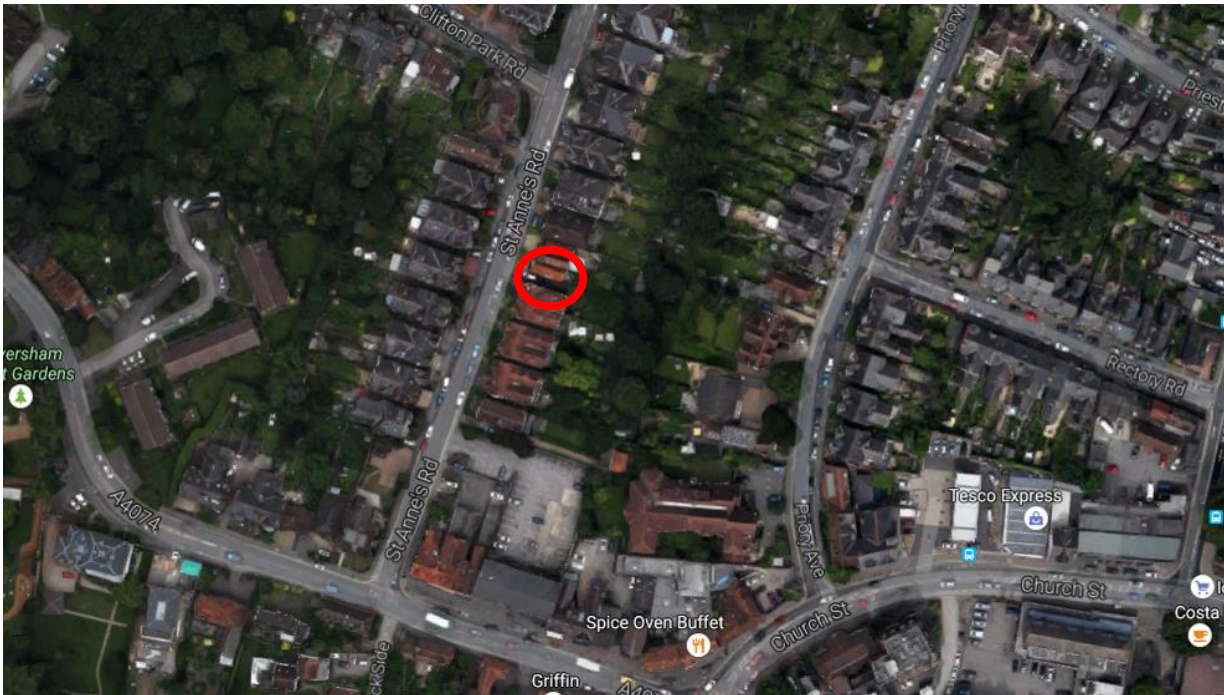


1.0 Introduction:

- 1.1** This Design and Access Statement (DAS) accompanies a Planning Application Submission for a single storey rear extension and a 1.5 storey side extension at 18 St Anne's Road, Caversham.

2.0 Context:

- 2.1** 18 St Anne's Road is a brick two storey semi-detached house situated in the Caversham, Berkshire. It has a distinctive gable mansard roof giving the impression the house is single storey with a room in the roof with the ridge level substantially lower than its neighbours.
- 2.2** Site layout: The semi-detached house sites to the front of the site with parking at the front and.



Aerial plan view of site



Detailed aerial plan view of site



3D Aerial view of site

3.0 Design Principles and Concepts:

3.1 Proposals and layout

The application proposes to extend the property at the rear at ground floor level and at the side with a two storey extension.

3.2 Amount

The extension will increase the internal floor area by 33.25 m².

3.3 Scale

The proposed extension are similar in scale as the previously approved extensions at 20 St Anne's Road (89/0194 and 06/1442).

The neighbouring property at 16 St Anne's Road is a larger property with 2.5 stories with a traditional roof form.

The proposed side extension will be subservient to the existing house and with a section of flat roof lowering the apparent ridge line and also subservient to the neighbouring house at 16 St Anne's Road.

3.4 Layout

The rear extension will contain a day room and the two storey side extension will include a dining space and WC at ground floor and a small ensuite and a third single study / bedroom within the new roof first floor dormer.

The existing side access will be retained.

The rear extension is set off the party wall to minimise any shadowing of the neighbours rear conservatory.

3.5 Landscaping

The side passage will be reduced but the front and rear gardens will remain as existing.

3.6 Design & Appearance

The extension will use materials to match the existing house to allow it to blend in.

The two storey side extension takes the mansard roof form and returns it at the front and rear to help link the extension in with the existing house and make it appear as one.

The proposals follow a similar design to that previously incorporated on no 20 St Annes Road. (Planning Approval no 060293).

The side two storey extension is set off the boundary to allow side access and to allow an adequate visual gap between it and the adjacent 3 storey house.

The rooms in the adjacent building (16 St Anne's Ave) are non-habitable.

The first floor window in the side elevation of the two storey extension will be obscured to prevent overlooking.

3.7 Bin Storage

The existing Bin store facilities will remain.

4.0 Access:

4.1 Part M

The proposed extension will provide a level access to the ground floor along with a ground floor WC.

4.2 Pedestrian Access

Pedestrian access is maintained as existing.

4.3 Vehicular Access

Vehicular access is maintained as existing.

4.4 Emergency Access

Maintained as existing.

4.5 Refuse Access

Maintained as existing.



(Left) Street elevation from St Anne's Road showing mansard roof form

(Middle) Existing Rear Elevation

(Right) Existing side access and gap to 16 St Anne's Road

5.0 Flood Assessment:

5.1 The site is not within the flood plain

6.0 Planning History:

- 6.1** The submission constitutes a re-application for the original scheme proposals which were subject to a refusal notice. Application ref: 161813

The grounds for refusal were in respect of the size of side roof dormer extension proposed.

Following detail discussion with the RBC planning both Jasmine Singh, the case planning officer and her team leader Lynette Baker, the roof configuration and dormer details have now been adjusted to reflect the visual scale and finishes of the adjacent premises (no 20 St Annes Road the other half of the semi-detached residential buildings)

Details of the post planning e mail exchange are attached as an appendix to this document

The visual appearance of the proposed roof and dormers viewed from both the front road elevation and rear elevations are in line with the adjacent premises installation, both in terms of scale and proposed materials.

The overall width of the dormer has been increased to meet the client's accommodation requirements (which have also been modified and reduced from the original unsuccessful application). To achieve compatibility of visual scale the proposed dormer incorporated a double pitch roof.

The overall increase in size of the dormer is concealed from view by the close elevational proximity of the dormer to the adjacent premises side elevation (no 20 St Annes Road); thus the visual appearance from viewpoints either front or rear will match that of no 20 St Annes Road.

The re-design of the side dormer, and the reduction in elevational size, including the re-alignment of the front face of the dormer now address both reasons for refusal cited in the original planning refusal ref 161813 dated 14th December 2017.



Existing dormer & Roof to adjacent premises





Side wall to no 16 St Annes Road

7.0 External Lighting:

- 7.1** External light will be added at ground floor to the side two storey and rear single storey extension. Lighting will be LED PIR controlled with dusk to dawn sensors.

8.0 Community Infrastructure Levy:

- 8.1** The proposed extensions are below the 100 m2 threshold so not liable to CIL.

9.0 Area of Outstanding Natural Beauty/Conservation Area:

- 9.1** The site is within not located in an area of outstanding natural beauty nor a Conservation Area.

10.0 Conclusion:

- 10.1** This design and access statement has been prepared in order to illustrate the context and explain the reasoning for the proposed development.

Appendix

Post Planning Refusal Information E Mail Exchange

Lynette Baker 23 April 2017

Hi Robert, so sorry not to have come back to you before, and sorry you have been chased by your clients; I have discussed with Jasmine, and we both agree that the side dormer/extension needs to be smaller, and more akin in scale to the one on the attached semi. In particular it should be set up from the eaves, where currently it is only just set above them.

I hope this is helpful – it is advice given without prejudice, obviously, and is my informal opinion.
Regards, Lynette

From: Robert Rigby [<mailto:Robert.Rigby@rigbyarchitects.com>]

Sent: 13 April 2017 10:06

To: Baker, Lynette

Cc: lizelliman@hotmail.com

Subject: FW: 18 St Annes Road Caversham: Planning App no 161813

Good morning Lynette

I hope all is well with you

May I enquire if you have had an opportunity of discussing this matter with your colleague Jasmine?

I am being chased, quite rightly, by my clients having advised them that you were proposing to do so a couple of weeks ago.

All I need is a view on whether the proposed alterations have enough merit to 'fine tune' and re-submit.

Kind regards
Bob

Robert Rigby

Tel: Direct Line 01189 577011

Mob 07973 517709



Robert Rigby Architects Ltd.
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Lynette Baker 22 March 2017

Hi Robert,

Thanks for your email; I see your predicament.

Unfortunately, there has been a change in the last few years in our approach to giving informal advice and we are now not supposed to give a quick once over, which used to be a common way forward, for obvious financial reasons.

So Jasmine has probably been caught between the two stools of offering to do so but also knowing that the official stance is to say 'do more pre-app'! Apologies for that.

However, having said that, I've tried to have a quick look myself – while Google Street is marvellous it doesn't actually give me the angle I was hoping for to gauge what the proposal would look like!

Jasmine is part time but is only in the office on Fridays. I'm due to see her this Friday. If you don't mind waiting, I'll speak to her to see what exactly she was expecting in the way of an acceptable extension, and hopefully we can come back to you to give you an unofficial thumbs up or not. Hope this will help – I assume the attached sketches are the most recent?

Regards, Lynette

From: Robert Rigby [<mailto:Robert.Rigby@rigbyarchitects.com>]

Sent: 22 March 2017 15:06

To: Baker, Lynette

Subject: FW: 18 St Annes Road Caversham: Planning App no 161813

Dear Lynette

Please forgive me for contacting you direct. I appreciate that you will be exceptionally busy but I am in a slight dilemma over a matter that I have inherited from a colleague that has now left us.

The project concerns a revisit of a design for the above that was refused planning on aesthetic grounds.

My colleague Adrian Collet who was dealing with this matter discussed the issues with your case planning officer Jasmine Singh and was led to understand the 'door was still ajar' for a design rethink that could resolve the issues and that we should submit our proposals for reconsideration. I was subsequently left with the matter to progress.

I subsequently forwarded some sketches showing my thoughts on how we could improve / resolve the design, with the hope that Jasmine would give them a very quick 'once over' advising if in her view the revisions were on the right lines. We could then finalise and resubmit an application. (Adrian advised that from his conversation with Jasmine she had offered to look at the revised scheme before it is resubmitted and wants to see the side extension amended to be less of an impact! i.e. to lose / reduce the Barn style roof)

However, the response from Jasmine (as below) confirmed a new pre app would be required.

I understand the need for this and am happy to prepare and submit this but all I was seeking is a green light on its viability to enable me to confirm to my client that the additional cost to him in progressing the cause is worthwhile.

I trust you can see my predicament.

Is it not possible for Jasmine to cast her eye over the proposal and advise if the changes are more in line with her own thoughts? I know finance drives everything these days but the liaison between Planning officers and architects always used to be built on teamwork to achieve the best results. All I seek is a green light to proceed further without squandering my clients budget.

I would appreciate your advice on this

With kind regards
Robert

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Registered Office: Bell House, Ashford Hill, Thatcham, Berkshire, RG19 8BB
Registered in England and Wales

From: Singh, Jasmine [<mailto:Jasmine.Singh@reading.gov.uk>]
Sent: 10 March 2017 14:34
To: Robert Rigby
Cc: Baker, Lynette
Subject: RE: 18 St Annes Road Caversham: Planning App no 161813

Hi Robert,

I apologise for the delay in responding. I cannot comment on the proposed changes. The design needs to be revised. I think in this case, it is better to seek advice for the proposal by submitting a pre-application.

Pre-application would allow the planning officer to consider the drawings in details and recommend necessary changes. I hope this clarifies the matter.

Regards
Jasmine

From: Robert Rigby [<mailto:Robert.Rigby@rigbyarchitects.com>]
Sent: 28 February 2017 12:21
To: Singh, Jasmine
Subject: Re: 18 St Annes Road Caversham: Planning App no 161813

Dear Jasmine

Please forgive this unannounced e mail but my colleague Adrian Collett, who was dealing with this project is no longer with the practice.

It has fallen to me to try and pick up the pieces.

I note from e mail correspondence with you earlier this month that there was still an opportunity to re-design the proposed extension pending a re-submission.

I therefore attach a quick sketch proposal for reducing the impact of the design, whilst still achieving our clients accommodation requirements.

I would very much appreciate your first thoughts on this as I have my first meeting with the clients on Thursday afternoon. (I appreciate that this would at this stage only be comment but it would be very welcome).

The attached sketches propose that the side extension be set further back to allow a catslide porch roof to be included to match that on the next door premises. In doing so it reduces the overall scale /mass of the extension, pushing it further back and allowing a mirror image of the adjacent porch roof detailing.

The extension itself also incorporates a hipped side roof to reflect that on the adjacent dormer (which for some unknown reason was not shown on our planning drawings!).

In incorporating these 2 changes It is also proposed to omit the front dormer.

I await your thoughts with anticipation

With kind regards

Bob

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