

**35 Conisboro Avenue,
Caversham Heights
READING
RG4 7JE**

**Planning Application for
Proposed Front Extension:**

Design & Access Statement

June 2017

**2004
Rev.**



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

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Daniel Lelliott Krauze Limited - Registered In England No. 2744532 - Trading As Daniel Lelliott Krauze

Introduction

This Planning Application relates to a proposed extension to the front of the house which provides a new ground floor WC/shower, enlargement to the living room and an improvement to the entrance to the house.

Details of the Scheme Design

Overall Design Matters

This is a large detached house on a generous plot, the front garden area is larger than the rear due we understand, to the building lines of older properties in the area at the time of construction.

The proposed extension is at single storey on the front.

The style of the existing house is replicated, a matching bay window is retained and the entrance is essentially the same style as the existing.

The extension is adjacent to the existing garage and is no higher than the garage roof.

The proposal is similar to an extension previously constructed at a neighbouring house, number 31 Conisboro Avenue, a property of the same style and scale. (See photo below)

Access

Level threshold access will be provided into the property at the new entrance in accordance with current Building Regulations requirements.

Internally the hallway will be enlarged which will ease internal circulation.

Highways and Parking

The proposal is a Zone 2 C3 Dwelling House 4-bed and the minimum parking requirement is 2No Car Bays.

The proposal will not alter the existing level of parking on the site, the existing garage will be maintained and the frontage parking retained, unaffected.



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Photograph of a similar completed extension at the neighbouring no. 31, Conisboro Avenue
Similar construction to our proposal at No 31 Conisboro Avenue



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