

**37 Sheridan Avenue
Caversham
READING
RG4 7QB**

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

May 2017

**2003
Rev.**



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

Tel: 0118 944 9856 Email: enquiries@dlkarchitects.com

Web: www.dlkarchitects.com

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

Introduction

This Planning Application relates to the proposed side extension which provides additional living space.

The Existing Building

The house is a semi-detached house with a garage building to the front left of the main house. To the rear of the garage is a covered space terminated by a Brickwork narrow storage out-house

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 for the demolition of the existing Store at the rear and the construction of a new single storey rear extension.

leaving a gap between the extension and the existing garage

The extension will have windows to the front and rear elevations, and a door to the side elevation

The roof of the extension will be a flat roof, at a similar height to the demolished Store with a maximum height of 2.62m above the external ground level. A Flat roof 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.

Access

The proposal will not alter the existing level of access to the house

Highways and Parking

The proposal is a Zone 2 C3 Dwelling House 3-bed and the minimum parking requirement is 2 No Car Bays.

The proposal will not alter the existing level of parking on the site



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

Tel: 0118 944 9856 Email: enquiries@dlkarchitects.com

Web: www.dlkarchitects.com

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