

***PROPOSED 2 STOREY SIDE
& SINGLE STOREY REAR EXTENSIONS***

to:

***4 OAK TREE ROAD
TILEHURST
READING
BERKSHIRE
RG31 6JZ***

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June 2017



**Chartered Institute of
Architectural Technologists**

INTRODUCTION

The proposal is to extend to the side and rear of the existing semi-detached dwelling to provide an additional bedroom and enlarged bedroom with en-suite at first floor level and an enlarged kitchen and breakfast room with an integral garage on the ground floor.

Oak Tree Road has a diverse and varied housing range with many individually designed dwellings. The proposals will add to that variety and interest within the street scene.



Existing front elevation of property

POLICY, CONTEXT & PROPOSED USE

This application submission has taken into account the relevant National, Regional and Local planning policies whilst considering the previous and nearby planning history.

The current supplementary planning guidance has been considered in respect of extensions to dwellings, with the design taking account of the plot size, location and siting relative to the neighbouring properties.

DESIGN & ACCESS

The design of the extension is to match the existing detailing with a plain tile pitched roof to the extended areas, with matching rendering to the upper parts of the 2 storey walls and matching brickwork to the ground storey areas.

Although building adjacent to the boundary, the staggered setting of no. 4 and no. 6 alleviates the possibility of any terracing effect. The side facing window to no. 6 will be forward of the 2 storey wall proposed and will not cause any undue loss of light to the room served.

By providing a low rise roof above first floor level, the mass and bulk of the proposal will be kept to a minimum and avoid any undue overbearing on the neighbouring property.



Existing rear elevation

Access, Highways & Parking

Access is from the existing vehicular crossing from Oak Tree Road and remains unaltered.

Sufficient parking spaces have been provided for the proposed 4 bedroom dwelling in accordance with the parking standards set out in the council's supplementary planning guidance. The guidance requires that 2 no. off-road spaces be provided in this zone.



Side facing window and lean-to car port of no.6

ECOLOGY STATEMENT

There are no ecology issues with these proposals.

SUMMARY

The proposed extension will provide a net increase of 1 no. bedroom and an integral garage with an enlarged kitchen/breakfast room, which can easily be accommodated within the property curtilage without causing any undue harm to the neighbours or the area generally.

As such, we trust the application can be received favourably and is suitable for approval by the planning authority.