

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

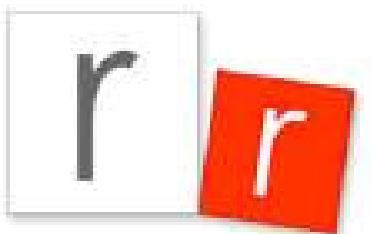
For
Mr and Mrs Potter



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Prepared by:

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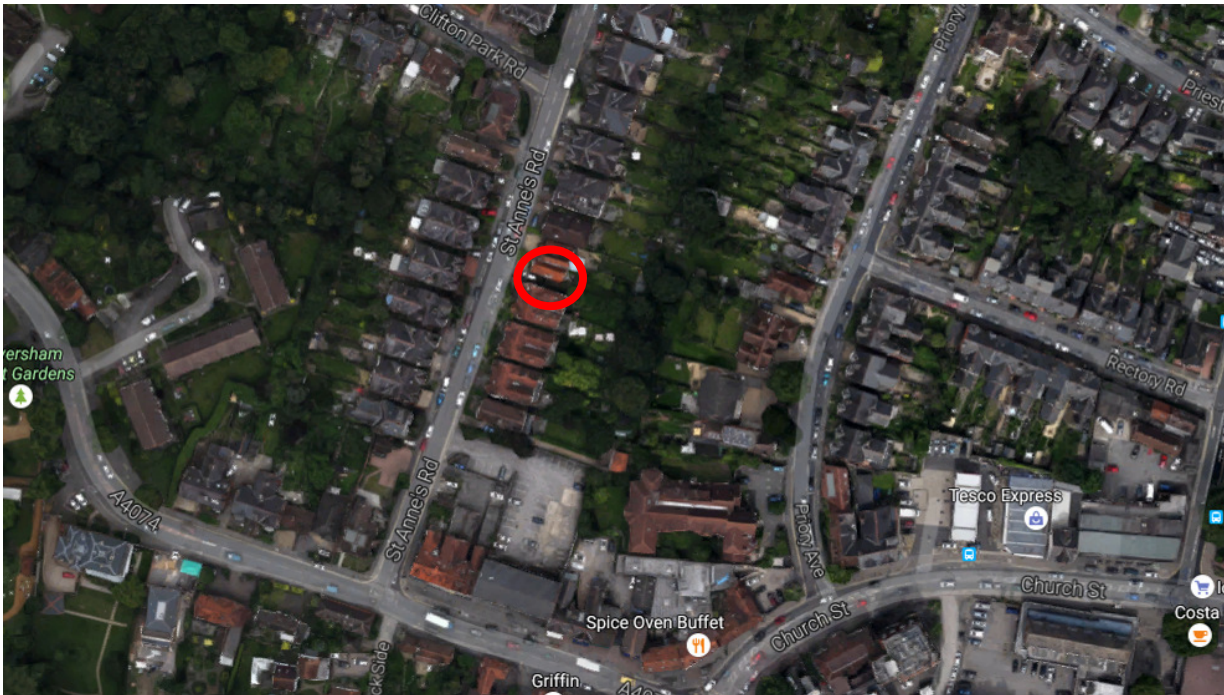


1.0 Introduction:

- 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 master ensuite and dressing room along with an extended bed 3 at first floor.

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 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.



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



Existing Rear Elevation



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 No previous applications have submitted been submitted on the site (according to RBC's online records).

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.