

September 2016

Design & Access Statement

**Application for a front side extension and side second storey
extension over the existing garage**

at

**281 Hemdean Road
Caversham
RG4 7QP**

Design & Access Statement

Introduction

This Application for a full planning application for the construction of a ground floor front extension to the existing garage to provide an additional room and a second storey extension over the existing garage to provide an additional bedroom and bathroom

Assessment

Physical

281 Hemdean Road is a brick, tile pitched roof private semi detached dwelling house built in the early 20th century, located along and set back from Hemdean Road in Caversham. The site is not situated in a Conservation Area/Area of Outstanding Natural Beauty. The property is not a Listed Building. The property has a large front garden and a substantial but sloping rear garden.

Social

The property is semi detached and is set back from the property immediately adjacent. The rear elevation of the property is not overlooked.

Economic

The proposed works to be carried out on the property will have no effect on the local economy.

Planning Policy

The proposal has been designed to comply with the RBC's extension guidelines.

We note that the proposed extension is almost identical at first floor as that approved previously (120961 September 2012) bar for the ground floor extension to the garage

Evaluation

The proposed extension of the property has been designed to meet my client's brief for providing an additional family room at ground floor and an additional bedroom at first floor. The previously approved application was identical bar for the additional room at ground floor that projects forward of the front elevation.

Design

The reasons behind the proposal are as described above. The external features and finishes of the extension will match the existing on the house.

Design Process

Use

The works to the house will provide the occupiers with an additional ground floor room and a first floor bedroom and bathroom.

Amount

The floor area to the existing house is approximately 93.0 m² and the proposal will provide an additional 24 m² in floor space. Therefore the proposal is less than 25 % of the existing floor area.

Layout

The internal layout of the extension will be as shown on the drawings.

Scale

The site is approximately 314 m² in area. The property is a two storey structure.

Landscaping

Therefore the landscaping will remain unaltered.

Appearance

The external materials to be used in the proposal will be to match those used on existing houses along Hemdean Road and the local area. The materials and extension will not adversely affect the character and appearance on the house and surrounding area as it is not visible from a public location.

Accessibility

The access to both the site and property will not be altered from how it exists now as the proposals do not affect them in any way.

Summary

We consider the proposals to be relatively small scale and the proposal and its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the surrounding area.

It is also a minor increase on floor area at ground floor than the previously approved extension.