

Oct 2016

Design & Access Statement Rev A

**Application for a Lawful Development Certificate for Proposed rear
side extension**

**Town and Country Planning Act 1990: Section 191 as amended by
section 10 of the Planning and Compensation Act 1991. Town and
Country Planning (General Development Procedure) Order
(England) 2015**

at

**342 Gosbrook Road
Reading
RG4 8EG**

Design & Access Statement

Introduction

This Application for a Lawful Development Certificate is for the construction of a single storey rear side extension to create an enlarged kitchen that will be constructed under the properties Permitted Development Rights.

Assessment

Physical

342 Gosbrook Road is a brick, tile pitched roof private dwelling house built in the early 20th century, located along and set back from Gosbrook 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 small front garden (approx. 4.5m) but a substantial rear garden (43m).

Social

The property is terraced sitting a third of the way through a terrace of 18 houses. 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 properties Permitted Development Rights (3.0 m deep from the rear of the existing house and the eaves (or top of the flat roof) under 3.0 m high at its eaves as the extension is within 2 m of the boundary).

Evaluation

The proposed single storey rear side extension of the property has been designed to meet my client's brief for providing enlarged kitchen for the 2 bed house that currently has only small kitchen and to improve the connection to the substantial rear garden.

Design

The reasons behind the proposal are as described above. The external features and finishes of the extension will be facing brick and a slate pitched roof with 3 No. velux roof lights in.

Design Process

Use

The works to the house will provide the occupiers with an enlarged kitchen.

Amount

The floor area to the existing house is approximately 66.0 m² and the proposal will provide an additional 3.4 m² in floor space. Therefore the proposal is less than 5 % of the existing floor area.

Layout

The internal layout of the extension will be a new eating area.

The extension infills between a previous rear extension and the boundary

Scale

The site is approximately 208 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 rear extensions and additions along Gosbrook 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 under the current 3 m length and 3m eaves height that is permitted under the properties Permitted Development Rights (*Town and Country Planning Act 1990: Section 191 as amended by section 10 of the Planning and Compensation Act 1991. Town and Country Planning (General Development Procedure) Order (England) 2015*)