

DESIGN & ACCESS STATEMENT FOR
PROPOSED PART DOUBLE STOREY SIDE
/REAR EXTENSION & SINGLE STOREY REAR
EXTENSION :-
6 HAYWOOD WAY, READING, RG30 4QP
For Mr and Mrs S Shaw
Date 01/03/2016

Existing property:

The existing property is a semi-detached house. Originally built circa 1970, the site occupies a plot size of 352sqM.

The property currently has three first floor bedrooms and 'lean to' prefabricated additions to the side and rear which are in a poor state of repair and are in need of replacement. The property is in general in need of refurbishment.

Proposed extension and alterations

The proposal is to construct a side and rear extension with a part double storey extension over. This will provide another bedroom with Ensuite and new Family Bathroom.

On the ground floor the current layout will be revamped to provide a modern living space.

Design Considerations:

The proposal will use materials matching the existing external appearance. The new space will be constructed to current building regulations and provide a modern useable space, with the overhaul / refurbishment of the dwelling.

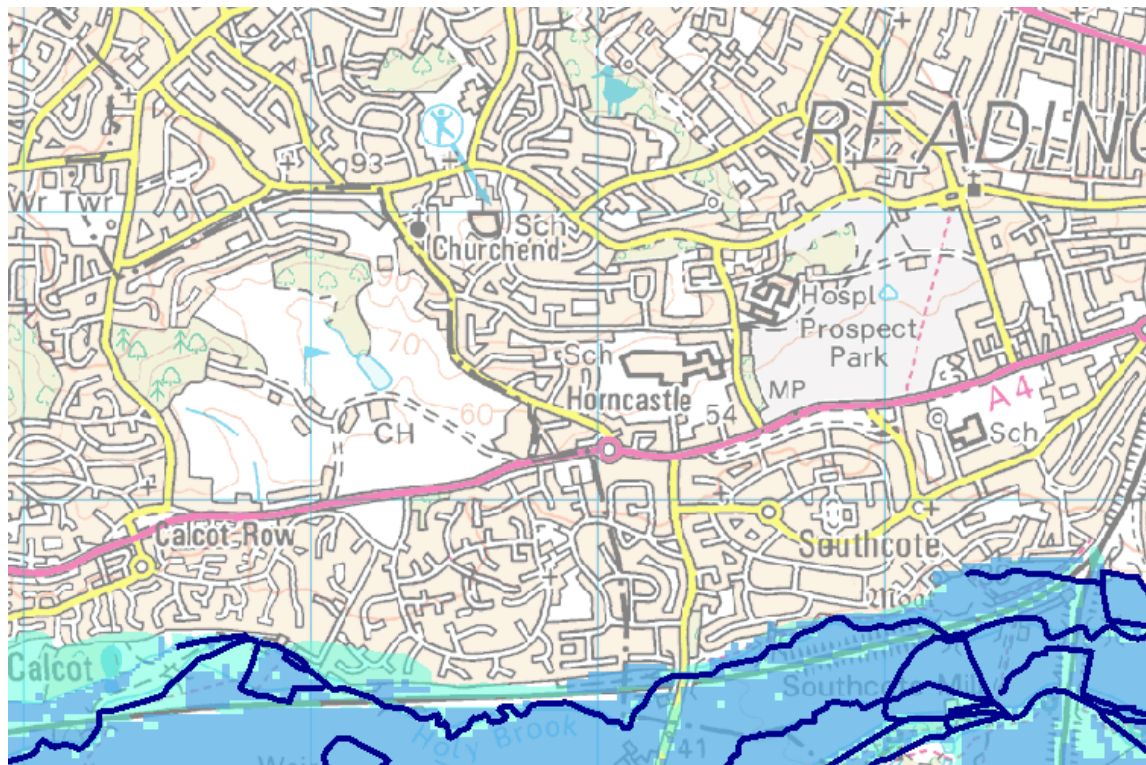
Many properties in the area have had similar extensions to that proposed. The neighbour at No 7 has extended in a similar manner to that proposed. This extension is setback from the boundary with number 6 by 750mm, this has been replicated on the proposal for No 8.

The side extension has been set back from the existing front line of the existing by 400mm resulting in the subservient ridgeline of the new extension.

The recommended 60 degree light line to the ground floor extension; 45 degree light lines to the first floor extension have been considered.

Flood Risk:

See below the environment agency's flood map – the proposal site lies outside the areas at risk of flooding.



Parking arrangements:

The proposal site is located within zone 3 of Reading Borough council's revised parking standards & design SPD and as such the requirement for parking is 2no parking bays. These are marked on the Block plan.

Biodiversity:

The proposal will not affect the biodiversity of the site.

Conclusion:

It is our opinion that the proposal will enhance the existing dwelling and amenity, posing no impact on neighbour properties.

For all of the above reasons it is hoped that Reading Borough Council Planning will look favourably on this application.

APPENDICES:-

CURRENT FRONT ELEVATION