

**Design and Access Statement for a
Rear Extension at
44 Goldsmid Road, Reading, RG1 7YB**

1. Introduction

This proposal seeks to build a 10.9m² extension to an existing 79m² 2 storey house on Goldsmid Road, Reading.

2. Process

2.1 Assessment

Goldsmid Road is an almost entirely residential street to the west of Reading Town centre and number 44 is one of a terrace of 6 houses to the north of the road .

It is believed that the house was originally built in the 1930s, and has not been extended before. It is a two storey dwelling, with the living and dining spaces and kitchen at ground floor and three bedrooms and bath room at first.

2.2 Involvement

This application has been written in the context of local conservation area policy.

2.3 Evaluation

After assessment of the site, we have concluded that a small single storey extension to the rear of the house of the house can be constructed without compromising the character of the area or the environmental quality of neighbouring properties.

2.4 Design

The extension is built at the rear of the property, providing a larger kitchen and a downstairs WC. The extension serves to provide a kitchen appropriate to a three bedroom house and to provide a downstairs WC allowing elderly and disabled person to use the house with minimised inconvenience.

3. Use

The use of the extension will be residential.

4. Amount

The extension will be 10.9m² set 1.8m distance to the property boundary to 46 Goldsmid Road.

5. Layout

The layout sets the extension against the neighbouring full width rear extension and 1.8m off the wall to the property to Goldsmid Road.

6. Scale

The extension will bring the footprint area of the house to 89.9m², which is typical of the area. It is single storey therefore subservient to the main house.

7. Landscaping

There is no change to the houses landscaping.

8. Appearance

The new extension is designed to be modern in appearance reflecting modern construction materials and techniques with a rendered elevation and a flat roof and aims to improve on the quality of the current rear extensions to the Goldsmid Road houses (see below).



Photo of rear extension to 46 Goldsmid Road



Photo of rear extension to 42 Goldsmid Road

The extension will not be seen from any public road or right of way.

The existing boundary wall to 46 Goldsmid Road is to be raised from 1650mm to 1950mm (above external ground level) by means of a timber privacy screen to prevent any overlooking issues between 44 and 46 Goldsmid Road.

No 44 Goldsmid road has a full width rear extension that the proposed extension will not over look nor affect the day lighting to the ground floor habitable rooms (based on the 45 degree assessment).

9. Access

There will be no change to vehicular but the provision of a downstairs WC will improve the inclusive access as a result of this proposal.

10. Planning

This application is a resubmission of a scheme approved in 2012 by Reading Borough Council (12/01473/FUL) which was not built out.