

Issued for Planning Application

06.07.24

Ref: 2406_DAS_240706

Design and Access Statement: 1, Briar Close, Caversham, Reading, Berkshire RG4 7QH

Location;

The site is located on Briar Close, off Hemdean Road, within 1km of Caversham centre, close to Bugs Bottom and Highdown Secondary School and Sixth Form College, to the North of the Town of Reading. The location falls under the Local Authority of Reading Borough Council.

The existing house is a two storey detached property constructed of brick with concrete tiled roof and feature rendered front bay window and brick arch detail over the front door, built in 1954. The dwelling benefits from a front garden with drive and large rear garden, with sideway forming an external route to access the rear.

Planning History;

This is the owner's first application proposal to alter their property and there is no evidence of previous applications on the RBC Planning website.

There have been previous planning approvals granted of note on Briar Close as follows;

2021 - **210538** | *Erection of two-storey side extension following demolition of existing garage and associated works | 8 Briar Close Caversham Reading RG4 7QH*

2017 - **171433** | *Two storey side extension to the house to create new living accommodation | 7 Briar Close Caversham Reading RG4 7QH*

Design Proposals;

Two storey side extension replacing an existing garage and shed, providing an extended footprint to the ground floor garage, craft room and 'jack and jill' shower room at first floor.

Replacement of existing garage in poor repair and under-sized for modern vehicles

Demolition of rear chimney removed down to the first floor ceiling level and alterations to first floor to provide access doors into the extension rooms.

New 'up and over' garage front door to match the neighbour's garage door and new rear swing door and window. New first floor windows to match the existing adjacent windows front and rear.

The proposal extends the existing party boundary wall with the new roof eaves likely to over sail the boundary line. The client has been advised to discuss details of the application with the neighbour and gain written agreement or if required a formal

party wall agreement will be sought by the client in respect to the neighbour's property.

Materials;

The new extension is proposed in brick masonry to match the existing house, with black upvc rainwater goods and at roof eaves / verge level.

The extension is set back brick, to express it as secondary to the main existing front and rear elevations and also to be easier to form when constructed, instead of toothing in brickwork in an attempt to create a flush surface.

The proposed window and door frames are to be white UPVC to match the existing.

The new extension's roof is to be clad in **concrete** tiles to match the existing

Massing;

The ground floor extension is a modest addition extending the existing garage footprint to the rear and by one storey in height. The hipped roof is proposed to best complement the existing roof form and shed water effectively, with a central flat section of glass reinforced polyester roofing to ensure construction around the existing front retained chimney and existing demolished chimney is simplified.

Despite proximity to the boundary line, the new extension borders rear gardens and there is a generous distance from the proposal to the neighbour's properties, so we do not believe there is any impact regarding over-shadowing and privacy.

The new extension roof form is pitched at the same angle as the existing roof to be most sympathetic.

Access;

The new door to the rear of the extension introducing a new additional 'back door' improves connection between the house and garden.

The proposals will have no impact on existing on street car parking.

The new craft room creates an 'inner room' accessed through the front bedroom, with fire escape provided via an escape window as per Building Regulations Part B, for upper floors not >4.5m above ground level.

Summary;

The proposed design will create a vastly improved building fabric compared to the existing garage, which is in need of upgrading.

The proposed shower room provides an additional bathroom facility for the family and visitors.

The proposed craft room provides a valuable creative hobby space.

There are benefits gained from technical improvements by upgrading the thermal performance of the existing dwelling with the new fabric of the extension's windows, doors, external walls and roof.

Existing photos & reference maps;





FLOOD RISK MAP – ZONE 1 LOW RISK, NO FRA REQUIREMENT.

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



► [What the flood map shows](#)

RBC CONFIRMATION – NOT IN CONSERVATION AREA.

Property Details



A map showing a residential area with streets and buildings. A green arrow points to a specific location labeled 'Hemdean Bottom'. The map includes labels for 'Rd 2', 'Rd 1', and 'Rd 3'. A blue line runs vertically through the map, and a red line runs horizontally through the map.

Unique Property Ref (UPRN)
310007249, E: 471102m, N: 176035m

Planning Information

Conservation Areas

You are not in a Conservation Area

BIODIVERSITY – RBC LOCAL PLAN SEARCH SHOWS NO HABITAT / BIODIVERSITY AFFECTED BY THE APPLICATION SITE LOCATION.

Reading Borough Council

Local Plan

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Cycle Routes see policy TR4	☐
Major Transport Project policy TR2	☐
Area safeguarded for Crossrail see policy TR2	☐
M4 Smart Motorway project see policy TR2	☐
Abbey Quarter policy CR15	☐
Major Landscape Feature policy EN13	☐
Area of identified biodiversity interest see policy EN12	☒
Ancient Woodland see policy EN14	☐
Scheduled Ancient Monument see policy EN1	☐

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