

PLANNING STATEMENT

Proposed Extension/ Part Conversion of Existing
Detached Double Garage@
82 Elmhurst Road
Reading
Berkshire
RG1 5HY

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1.00 Introduction

- 1.01 The following Design and Access Statement has been prepared in support of a householder planning application for the extension and part conversion of the existing double garage building to the rear of 82 Elmhurst Road, Reading.
- 1.02 The Statement sets out the details of the proposal within the policy context set down by Reading Borough Council. The proposal has been prepared based on the guidelines set out in PPS3, the requirements of the Town & Country Planning Act (as amended) and the Reading Borough Council's Local Plan.
- 1.03 The Statement aims to provide the local authority with the relevant supporting information upon which we have based our proposals. The process of survey, analysis, synthesis and design aims to create an integrated approach to the proposal.
- 1.04 The application site comprises a semi detached dwelling on Elmhurst Road and a flat roofed double garage to the rear of the plot, facing onto Marlborough Avenue.
- 1.05 The surrounding area is made up of mainly residential dwellings of similar scale and architectural styles.
- 1.06 The surrounding area inclusive of the planning application site is located within the Redlands Conservation Area. The site is not designated as being within Countryside land.

2.00 Use

- 2.01 The existing use of the main house is as a residential dwellinghouse. The garage building in question is used for parking of motor vehicles and for domestic storage.
- 2.02 The proposal is for the existing garage building to be part converted and extended to provide annexe accommodation which would be used as ancillary to the main dwelling as an Au-pair's quarters.
- 2.03 An application to provide habitable accommodation to the rear of a property on Elmhurst Road, which actually permitted it to be used as a separate dwelling, was approved under PD rights in September 2022.

3.00 Design

- 3.01 The main design philosophy has been to create a building that will compliment and enhance the land and surrounding area whilst remaining in keeping with the neighbouring properties and providing sustainable accommodation, the use of which would be ancillary to the main dwelling (which could be enforced by way of a Section 106 agreement).
- 3.02 The proposed extension has been designed such that there are no windows on side elevations thus eliminating any overlooking issues and respecting the privacy of the existing properties to the sides.
- 3.03 Overall the proposal represents a comprehensive redevelopment which efficiently uses the site within a sustainable location providing additional ancillary accommodation the size of which is not detrimental to the character of the area

4.00 Site Access

- 4.01 The main dwelling site is accessed off of Elmhurst Road via a driveway which provides off-street parking. To the rear of No. 82 sits

the detached double garage building which is accessed from, and fronts onto, Marlborough Avenue.

5.00 Disabled Access

5.01 The proposed extension/ conversion will be fully compliant with Part M of the building regulations..

6.00 Landscaping

6.01 The sites boundaries will be retained to maintain the character and ensure established ecological features remain.

6.02 During construction any trees that have roots near the building zone will be protected with suitable fencing in accordance with the relevant British standards.

7.00 Appearance

7.01 The appearance of the building is unchanged from the existing at ground floor level and the raising of the ridge height and introduction of the dormer improves the street scene by creating some aesthetic interest..

7.02 The materials and external finishes for the proposed alterations have been chosen to match and harmonise with the existing building.

8.00 Ecological

8.01 The sites landscaping will likely harbour a diverse ecological habitat. The retention of a good level of open land as well as the existing trees and hedges will help to retain this.

9.00 Protected Species.

9.01 The existing building has a flat roof thus there are no roof voids offering suitable roosting potential to bats.

10.00 **Conclusion.**

The proposal has minimal impact on the area or street scene within which it sits and is for the sole purpose of offering additional accommodation which will be ancillary to the use of the host dwelling thus it provides a sustainable form of development which should be deemed acceptable.