

### **Design and access statement.**

#### **For**

Single storey rear / side extension to existing ground floor flat

#### **At**

215, Southampton Street, Reading, RG1 2RB

### **Site location**

The application site is located on the Southern side of Southampton Street and comprises of a three-storey mid terrace building close to the junction of Mount Pleasant. The existing building contains three flats over ground to second floors. To the front of the site is a small garden. To the rear is a larger garden and parking area. The surrounding area is characterised by similar properties. The site is not known to be in a conservation area nor is it at risk of flooding. The site is in a highly sustainable location with local amenities and transport connections a short walk away.

### **Planning policy**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application.

#### **National Policy**

National Planning Policy Framework  
National Planning Practice Guidance

#### **Reading Borough Local Plan (2019)**

CC1: Presumption in Favour of Sustainable Development  
CC2: Sustainable Design and Construction  
CC3: Adaptation to Climate Change  
CC7: Design and the Public Realm  
CC8: Safeguarding Amenity  
H9: House Extensions and Ancillary Accommodation  
EN14: Trees, Hedges and Woodlands  
EN16: Pollution and Water Resources  
EN17: Noise Generating Equipment

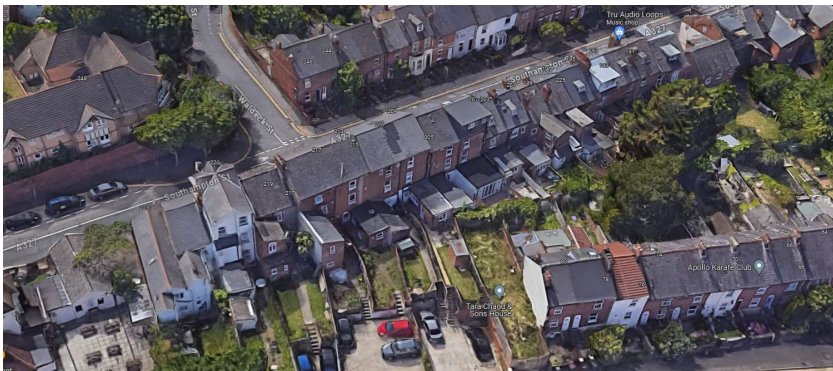
#### **SPD**

Design Guide to House Extensions SPD (2021)  
Sustainable Design and Construction SPD (2019)

### **Impact on Character and Appearance**

Policy H9 states that an extension will be acceptable where it respects the character of the building in terms of scale, location, materials, design and respects the character and pattern of neighbouring properties and the street as a whole. Policy CC7 also sets out relevant considerations for design.

The principle of residential is already established on the site and the wider area. In terms of design, the proposed extension is finished in a flat roof with part sloping roof. Its height would be modest and no taller than the existing rear extension. The depth of the proposed extension projects marginally forward of the extension at number 213 and does not project any further forward than the extension at 217. The proposal would be finished in matching materials and would complement the street scene and wider area whilst preserving the integrity of the host building. The host building benefits from a large rear garden and an extension of the proposed scale would not significantly reduce the amount of garden space. The current garden only serves as a rear access and is not designated amenity space. In the current proposal the garden will provide private amenity for the ground floor flat. The proposal is not considered out of character as there are a variety of rear extensions within the vicinity. This includes two storey rear extensions as illustrated below.



Aerial views showing rear extensions along Southampton Street

### **Impact on amenity**

Residential Amenity Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposed rear extension projects marginally forward of the existing rear extension. The width of the proposed extension would extend across the full width of the property. On the side of number 213 the extension would be screened by the neighbours existing extension and only comes slightly forward. There would be no adverse impact on residential amenity in this regard. Whilst the extension would be built up to the boundary of 217 its height has been kept low at the boundary to negate any adverse impact in terms of loss of light and appearing overbearing.

The provision of a sloping roof on this side with parapet helps to reduce the mass, scale and bulk. The extension does not include any side facing windows and would not adversely impact neighbours in terms of privacy.

**Rahul Taheem** BSc (Hons), Grad Dip Arch, MA Arch  
ARCHITECTURAL CONSULTANT

For and on behalf of  
**RAHUL TAHEEM LTD**  
39 Wakemans Hill Avenue, London, NW9 0TA  
T: 07980883228  
E: rahulkaheem@hotmail.co.uk

