



Design & Access Statement

15 Hunters Chase
Caversham
RG4 7XE

Client: D. Turnbull
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Rev A
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LOLLY

No. 15 Hunters Chase

Location and Aspect

15 Hunters Chased is located in a quiet residential area on the outskirts of Caversham. The house was built as part of a wider development in 1990s, formed of detached houses with large outdoor amenity spaces. It is not located within any Conservation Area. The house is set back from the road and has south-west and north-east aspect.



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Existing Residence and Context

The house was built as a single family dwelling and will remain as such. The modifications are required due to a member of the family being a wheelchair user and therefore requiring sleeping and washing accommodation on the ground floor, as the staircase is not navigable. The works are being funded by Reading Council's adaptations department.

There are a number of properties which have seen garages converted into habitable rooms as per following planning applications:

*Ref no: PP/151033
2 Treforgan
Single storey extension and garage conversion*

*Ref 11/00919/FUL
2 Winterberry Way
Single storey side and garage conversion*



*15 Hunters Chase
Street elevation with indicated area to be converted*



*2 Treforgan
Street elevation with converted garage indicated*



*2 Winterberry Way
Street elevation with converted garage indicated*



Existing features of the garage doors and front entrance proposed to be replaced. .

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Proposed Scheme

Amount:

The proposed works mostly relate to the changes to the internal layout of the property, along with some minor modifications to the street facing, and flank walls, namely:

- 1. Reconfiguration of internal habitable space.
- 2. Replacement of Garage Doors.
- 3. New window to flank wall
- 4. Driveway Modification.

Scale:

There are no proposed changes in relation to the scale of the building.

Appearance:

The garage doors facing the street (and significantly set back from it), are to be replaced with two new windows and infilled with brickwork; all to match existing fabric, proportions and colour. One of the side elevation windows is to be bricked in and a new obscured glazed side window is to be incorporated.

Layout:

The original layout of the property included 2no. of internal garages to the front. These were converted into two habitable rooms in 2001, prior to the current owner buying the property. The proposed works aim to reconfigure the existing two rooms into one bedroom and accessible bathroom. The space is to meet the needs of the owners’ son, who is a wheelchair user.

Landscaping:

To enable wheelchair access into the property, the front door is to be widened and the driveway re-levelled to provide a flush threshold and sufficient slope. New aco drains will be fitted to the perimeter of the property where the drive is being raised.

Please refer to the drawings attached to this application.



Original property

Current property

Proposed property

15 Hunters Chase

Reading Validation Requirements

Biodiversity Survey & Ecological Reports:

No change to footprint of building therefore no impact.

Daylight/Sunlight Assessment:

There are no proposed changes in relation to the scale of the building therefore no impact.

Heritage Statement:

Not applicable to this property.

Tree Surveys/Arboricultural Impact Assessment:

Not applicable, no impact.

Site Level Information:

The change in driveway level only affects the property in question and has no impact on neighbouring properties. The raised part of the driveway will be feathered back to meet existing levels at the neighbouring boundaries. Please refer to the drawings attached to this application.

Materials Details:

Please refer to planning forms. All proposed materials to match existing property.

Vehicle Parking and Waste Storage Details:

No change to existing.

Planning Statement:

The proposal would usually be acceptable under permitted development rights. However, we have been advised by Reading Council that it will require a full Householder Application due to the house in question having a condition within the original planning permission for the wider development that states:

29. The garage(s), hereby permitted, shall be used solely for the garaging of private motor vehicles owned by and/or used by residents of the domestic property to which the garage(s), hereby permitted, relates. Any repair of vehicles shall be restricted to the said private vehicles only and shall take place only within the garage(s), not on the forecourt, the adjoining garden or street. No commercial repairs, panel beating, cellulose spraying, nor any other trade or business shall be carried on, in or from the garage(s). Reasons to enable the Local Planning Authority to control the use of such garages in the interests of amenity and road safety.

Our understanding of this clause is that it was put in place to ensure that the generous garages were used for residential purposes only, and not for commercial use. We do not believe that this condition intends to strip the homeowner of their permitted development rights in relation to conversion of the garages for residential use. We therefore believe that this proposal should have been acceptable under Permitted Development rights and believe that it should therefore be acceptable in planning terms.

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