



CREATIVE DESIGN & STRUCTURE LTD

UNIT 1, HENSON HOUSE
NEWTOWN ROAD, HENLEY-ON-THAMES
info@creativedesignandstructure.co.uk / www.creativedesignandstructure.co.uk

DESIGN & ACCESS STATEMENT

**Conversion and extension of an existing detached garage to habitable
accommodation ancillary to the main house**

At
517 Basingstoke Road
Reading
RG2 0SH

September 2024

1.1. Introduction

This Design & Access Statement has been prepared in support of a Householder planning application for the conversion and extension of an existing detached garage to habitable accommodation ancillary to the main house at 517 Basingstoke Road, Reading.

Planning History

The existing property comprises a semi detached single dwellinghouse. Previous planning applications for the property include.

- **Planning Reference 160902: Hip to gable and loft conversion with new dormer window to the rear elevation and front rooflight windows. APPROVED 12/06/2017**
- **Planning Reference 211314: Single storey replica tiled roof extension. APPROVED 05/08/2021**
- **Certificate of lawfulness 211409: Certificate of Lawfulness for Proposed loft conversion to include hip-to-gable roof extension, dormer and rooflights. APPROVED 10/11/2021**
- **Planning Reference 212049: Replacement first floor rear extension roofs. APPROVED 14/02/2022**

The neighboring property no. 519 Basingstoke Road have also had an application approved for the erection of an outbuilding. REF 191403
APPROVED 15/11/2019

1.2. The Location and Site

The application site is located on Basingstoke Road in South Reading. The detached garage is located in the rear garden on the boundary shared with no. 519. The existing side passage is not wide enough for a vehicle to pass so the garage is currently used solely as storage space.



1.3. The Proposal

The proposed scheme seeks to gain planning consent for the conversion of an existing detached garage that is currently used as storage space. The size of the existing garage is approximately 3.2m x 6.25m. The proposal is to convert the garage and extend it on the north facing side by 0.95m. The proposal also includes a roof replacement from the existing flat roof to a more aesthetically pleasing pitched roof with a parapet wall on the boundary shared with no. 519 Basingstoke Road. The converted and extended outbuilding will be used as extra living space ancillary to the host dwelling.

1.4. Design, Appearance and Impact

The external walls will be rendered to match the existing materials and host dwelling. The new pitched roof will be tiled to match the host dwelling. The impact of the proposal on neighboring properties will be minimal and the overall appearance and quality of the building will be improved.

1.5. Ecology/Trees

- The garage is located 21m away from an existing willow tree.
- There are no known ecology issues.
- The 0.95m of space the garage is to be extended into is currently concrete patio.

1.6. Parking

The existing drive is suitable for minimum 3 cars and as previously mentioned the side access is not wide enough to pass a vehicle so the existing garage is used for storage only.

The existing parking arrangements are unchanged.

1.7. Conclusion

In summary we are of the opinion that the proposal will not unduly harm the character and appearance of the surrounding area or neighboring amenity and the improved outbuilding will provide further space for the host dwelling.

Niles Joyce

Architectural Designer, **Creative Design & Structure Ltd**

A: Henson House, Newtown Road, Henley-On-Thames RG9 1HG

E: niles@creativedesignandstructure.co.uk

W: www.creativedesignandstructure.co.uk

T: 01491 411 922

