

Design Two Seven

Architectural Services

17 Fox Road Langley Slough Berkshire SL3 7SG

Telephone 07964326643

designtwoseven@outlook.com

PLANNING STATEMENT 6 ROWLEY ROAD READING RH2 0DR AS01017.DAS

1 THE SITE AND ITS SURROUNDINGS

1.1 THE SITE

The site is located at the rear of 6 Rowley Road, Reading RG2 0DR.

1.2 THE SCALE & MASSING OF BUILDINGS IN THE AREA

The surrounding area is urban and characterized by 2 storey buildings on Rowley Road and three storey buildings on Basingstoke Road which incorporate living areas in the roof void. There are good bus services to Reading Town Centre within a couple of hundred yards of the property.

2 PLANNING APPLICATIONS

Previous planning applications have resulted in a single storey rear extension and a loft conversion with flat roof dormer.

3 DESIGN OBJECTIVES

It is proposed that the property is let out as a 4 bedroom House of Multiple Occupation (HMO). There are a number of properties nearby which have HMO status.

4 THE DESIGN CONCEPT

No additional alterations are proposed to the external features and the property will continue its harmonious relationship with the surrounding area. There is sufficient area to the front of the property to accommodate waste and recycling bins. The minimum bedroom size is 10m² and within the Local Authority guidelines. The property also benefits from a large kitchen approximately 12m² and a separate dining/living area.