

Design and Access Statement

Front/Side Extension

Address:

8 Byworth Close
Reading
Berkshire
RG2 8SH

The Property and Location

This Design and Access Statement has been written to support this householder planning application for the erection of a front/side extension at 8 Byworth Close, Reading. The property is not listed and is not sited in a conservation area. The property is an end of terrace property. The row of properties on which this property lies has a significantly staggered and there is no prevailing building line by virtue of the design of the properties and their incorporation of garages at the fronts of the properties.

Development Proposal

This development proposal seeks to infill the space between the existing garage and the main front elevation of the house to provide additional living accommodation to the occupants. The proposal will add some additional roof space to allow for internal ceilings to be raised.

Effect on the Existing Dwelling

The size and scale of the proposed development is considered to be modest and appropriate in the context of the property when taken as a whole and given the size of the property and the plot within which it sits, the proposal is sufficiently subservient to the host dwelling. A principle architectural feature of the properties on Byworth Close, particularly Nos 2-14, are garages located at the front of the property and therefore the erection of the proposed front/side extension, while perhaps considered out of keeping in many other locations, does in fact respect the original design and style of the property in this instance. The staggered and varied building line on the row of Nos 8-14, as well as the fact that the property is significantly set back in the plot, will allow the proposed development blend seamlessly when viewed from the street. The development is therefore in accordance with the requirements of Policy CC7 and H9 of the Reading Borough Local Plan.

Outdoor Amenity Space

There is no loss of meaningful outdoor amenity space as a result of this proposal. Private amenity space to the rear of the property remains unchanged and as the property

benefits from a significant and generous front garden, there is minimal loss to the semi private amenity space located at the front of the property. The development is therefore in accordance with the requirements of H10 of the Reading Borough Local Plan.

Impact on Neighbouring Properties

The development proposal maintains a side access to the rear of the property and remains set back from the boundary with No. 6. The proposed development is positioned in such a way that will not result in any loss of light to the habitable rooms of any neighbouring properties, and specifically in relation to No. 10, the proposed roof element is hipped and will not result in a loss of light to the habitable room next to the existing garage. No loss of light will be experienced to any habitable rooms of No. 6. Due to the orientation of the host dwelling and the staggered location of the neighbouring properties, there is to be no overshadowing or opportunity for overlook as a result of the proposed development. The development is therefore in accordance with the requirements of policy CC8 and H9 of the Reading Borough Plan.

Street Scene and Surrounding Area

The materials proposed will be brick to match the existing and the new front door and window will also match those of the existing dwellinghouse. The roof will match the existing flat roof of the garage. As the property is set far back in the plot, the proposed extension remains subservient and will enhance the street scene and respect the existing character and appearance of the surrounding area. The proposal maintains and enhances the character and appearance of this particular area of Reading.