

25 ELGAR ROAD

DECEMBER 2024



Design & Access Statement

Extension above ground floor and Internal Reconfiguration of the house.

VERSION 1.0

Paradigm Architects

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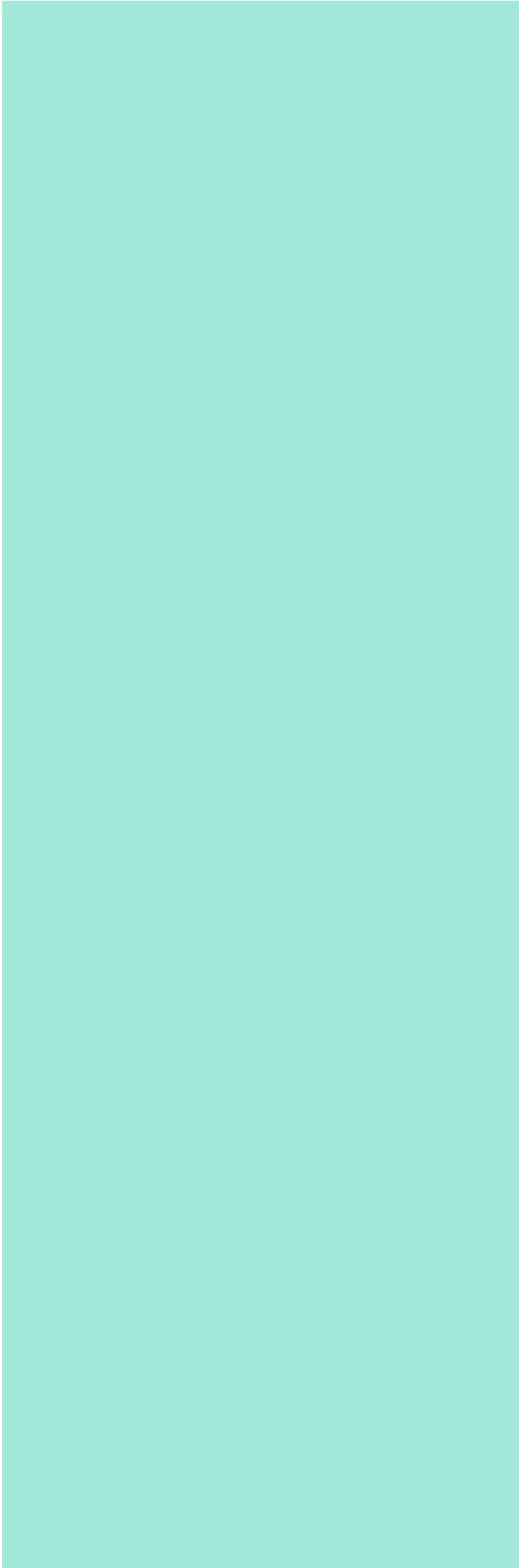


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Executive Summary

The planning statement has been prepared to explain the proposal for an extension above ground floor which has been developed in accordance with the National Planning Policy Framework (NPPF), Permitted Development Technical Guidance, The Reading Borough (Local Plan), and to meet the needs of the county and borough.

Planning Permission is sought for:

Householder- planning application for extension above ground floor, addition of skylights and internal reconfiguration.

Introduction

Elgar Road in Reading is in the Southeast region of England. The postcode falls under Katesgrove ward/electoral division, which is in the constituency of Reading Central.

Most properties in RG2 0DQ are owner-occupied, with the remaining ones being privately rented.

Site & Surrounding Areas

All dwellings in the neighborhood are terraced houses and 25 Elgar Rd is double storey end of the terrace house. It is not listed, nor is the site located in a designated conservation area or Green Belt.

Planning History

N/A

Existing Structure

The house is accessed via Elgar Road. The existing ground floor entrance opens up to the living which further connects to a hallway. The staircase to the first floor is from this hallway which further connects to two different rooms, 1) The kitchen and 2) The bathroom. The rear garden can be accessed from the kitchen.

The existing first floor has two bedrooms, however one is not functional as an independent room due to floorspace being obstructed by headroom for the stairs below. Additionally, another staircase in the same room provides access to the top floor. There are no bathrooms on the first floor.

The existing loft floor is being used as a bedroom.

Householder Application

The proposal has been designed in accordance with the NPPF and the Reading Borough Local Plan, as well as design guidelines SPDs.

The design and layout of the proposed development align with the existing character of the area, recognizing the scale, mass, and roof form of the surrounding buildings. The proposed development is sustainable and complies with the standards set by the Reading Borough Council.

The details of the proposed structure are as follows:

Proposed / Built Structure

The proposed ground floor layout has been revised as follows: The existing entrance door remains unchanged, providing access to the common hall which also provides space for a small dining area. The newly replaced staircase, accessed from the hall, offers improved headspace, a gentle

incline, and better use of space. The hall then leads to the kitchen, which includes a toilet accessed from the walkway. The kitchen connects to the living area, which has been relocated from the front to the rear of the property. A bi-folding door and skylight have been provided for the living room, offering access to the rear garden while enhancing natural light and reducing energy consumption. The first floor layout has been updated to include a common bathroom, with the floor extended within 3 meters to the rear. The extension features a chamfered wall, designed to respect the 45-degree line from the neighboring window. The proposed layout now creates a usable bedroom from a space that was previously unusable as a bedroom, increasing the sleeping capacity of the house. Thus, the floor includes two bedrooms and a bathroom, with access to the loft floor now provided via staircase from the hallway. A roof light has been added to the extended room, along with additional roof lights for the hallway and bathroom to enhance natural light.

Access

The main access to the house has been retained to be same as the existing access.

Tree Survey

The proposed changes do not affect any areas outside the landowner's premises, nor do they impact any trees. Therefore, a tree survey will not be required.

Materials

Materials will be selected to maximize energy efficiency while replicating the character and aesthetic of the surrounding street. Updates to the existing ground floor extension will include replacing the current poor-quality roof with an energy efficient warm roof.

Planning Policy Context

The NPPF emphasizes the importance of making effective use of the land. Paragraph 117 states, 'Planning policies and decisions should promote effective land use in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions.' The proposed development aims to utilize the existing land effectively in accordance with the NPPF to meet the growing needs of the family.

Paragraph 127(c) of the NPPF emphasizes that planning policies and decisions should ensure that developments are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. The proposed development is designed to be sympathetic to the local character of the area in line with the NPPF.

U1 Quality of Design: “All new development should represent high quality design and should be in keeping with the council’s objectives of sustainable development and ensuring community safety.”

The proposal has been designed with quality and in reference to the residential design guide.

The style, massing, scale, and density of the proposed development do not harm the character of the area but, in fact, mimic what has been implemented on the street.

The proposed development enhances the quality of accommodation by creating an additional usable bedroom, improving stair accessibility and safety and increasing natural light throughout the house. It also adds a toilet to allow the space to accommodate a family more comfortably, creates a usable dining space where there previously wasn't one, and incorporates insulation to boost the home's energy efficiency.

U2 Design and Layout of Development: “All development proposals should (b) provide satisfactory levels of sunlighting, daylighting, privacy and outlook, both to the development and to existing adjoining buildings and uses”

The proposed development has been

carefully designed to enhance the aspects of sunlight, daylight, privacy and outlook for both the property and the adjoining buildings. Skylights have been incorporated in areas where natural daylight was previously lacking, ensuring that all spaces receive adequate light. Additionally, the design has been mindful of the neighboring property to the south, the proposed development creates no obstruction to sunlight and will enhance daylight levels through reflection. The design respects privacy and outlook by adhering to the 45-degree rule to maintain appropriate daylight levels.

U3 Integration of Character: “(b) the use of materials, textures, finishes and colours in buildings and hard landscaping”

Walls of all elevations will remain similar to the existing walls and the roof will have grey slate roof tiles to match the existing character. All other materials, textures, colours, etc. will be similar to that of the existing building to keep it homogenous with the neighborhood.

4.1.2 New two-storey rear extensions above existing extensions or single-storey outriggers will not generally be permitted unless it can be demonstrated that the proposal does not result in: (i) an unacceptable loss of daylight or sunlight to neighbouring properties

The proposed development has a chamfered wall taken into consideration the 45-degree rule on the double-storey rear aspect so that the development respects the neighboring property in the south, as the property is an end-of-terrace located at the northernmost point of the terraced row, running north to south, therefore experience no loss of daylight or sunlight.

Conclusion

The application is a Householder Planning application for extension above the ground floor and internal reconfigurations. The proposed development is designed with consideration of the policies set out in the NPPF, the Residential Design Guide, and The Reading Borough Council Local Plan and Residential Design SPDs. It is intended to conform to the character and appearance of the area and the neighboring residential amenities.

The sole purpose of the proposed development aims to rectify the existing floor plan, enhancing both living space and functionality, and creating three usable bedrooms.

For the aforementioned reasons, the development is considered appropriate for the area, and as such, it is humbly requested that the Local Authority grants planning approval for the proposed application.

Design & Access Statement

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Paradigm Architects

86, Integer House, BRE Innovation Campus, Hertfordshire, WD25
9XX (SAT NAV WD25 9NH), UK.