



SHAUN•TANNER
ARCHITECTURE & PLANNING

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PLANNING DESIGN & ACCESS STATEMENT

In support of an application at

Lamorna

Upper Warren Avenue

Caversham

Reading

RG4 7EB



December 2024

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Introduction

This planning, design and access statement has been prepared by STL Architecture Ltd to support the detailed planning application submitted on behalf of our clients for extensions and alterations to existing dwelling together with a new detached garage.

This statement has been prepared in the context of the Reading Borough Councils Local Plan, adopted November 2019 and will cover the history and context of the proposal and outline the necessary information required to provide a determination by Reading Borough Council planning officers. The resulting conclusion is that key material considerations, including, impact on; character, neighbour amenity and highways safety are acceptable, and the wider objectives of the relevant local and national planning policy are therefore met.

Site Context

The site is situated north on Upper Warren Avenue in Caversham Heights, Lamorna sits between Canadel to the west and Magnolia House to the east. Flanked by residential structures to the south and north, it's a typical urban setting.

Covering about 2020sqm, the site is conveniently close to public transport and outdoor activities. Being in a low-risk flooding zone (Zone 1) adds a layer of safety. Notably, it's free from Conservation Area constraints, allowing for straightforward development planning.



Figure 1 - Existing front elevation



Figure 2 – Existing driveway



Figure 3 - Existing rear elevation

Planning History

Post 2000 there has been 1 application:

010074 – Proposed first and second floor addition over existing side garage –

Approved 18/01/2002 but not implemented.

Site Proposal

The proposal seeks permission for the replacement of the existing single storey garage attached to the dwelling at the east side with a 2 storey (in scale) side extension to form utility, cloakroom, bootroom, kitchen, dining room. Shower room and new roof over existing games room to the rear. At first floor a bedroom with en-suite and dressing room. Above and wholly within the roof space a loft room to be used as a study. In addition to the house extension a detached garage with workshop.

The side extension will be subservient to the highest existing ridge running north to south.

The garage/workshop will be located within the frontage of the plot in line with the garage recently approved at Magnolia House, directly adjacent.

Sustainability

Renewable and low carbon technologies have been considered and the applicant. The proposal emphasizes sourcing construction materials from suppliers that minimize carbon



emissions and/or adhere to sustainable practices. The environmental and sustainability policies of each manufacturer will be thoroughly reviewed before placing orders in accordance with Local Plan Policy CC2 and CC3.

Character and Appearance

Local Plan policy CC7 outlines development must be of a high design quality and should maintain or enhance the character and appearance of the area. The design aligns with the existing Arts & Crafts vernacular. All materials will match the existing. The extension is subservient to the host dwelling. The detached garage is in line with frontage outbuildings within this area.

Access and Parking

There are no plans to reduce the number of parking spaces which currently exceed the National Standards. The existing access will not be affected. The driveway within the site will be repositioned to improve on site circulation.

Access and Landscaping

There are no plans to alter the landscaping. Submitted with this application is an Arboricultural Report including a Tree survey, Impact Assessment & Method statement.

Neighbour Amenity

The layout is designed to avoid any overlooking of private amenity areas, there is one window in the east facing gable end that will be obscure glazed.

Ecology and Biodiversity

This proposal is supported by an Ecology survey, which concludes there is no bat habitat within the existing structures that will be affected.



Flooding and Drainage

The application site does not give rise to concerns with respect to flooding or drainage. The site is not located within Flood Zone 2 or 3.

The existing foul system will be retained, and the extension will connect directly into this system. The extension will connect to new soakaways to comply with current Building Regulations.

Conclusion

This application complies with all relevant planning policies for extensions. It remains subservient to the host dwelling and will be finished in materials to match the existing. We request the support of the Local Planning Authority to approve this application.