



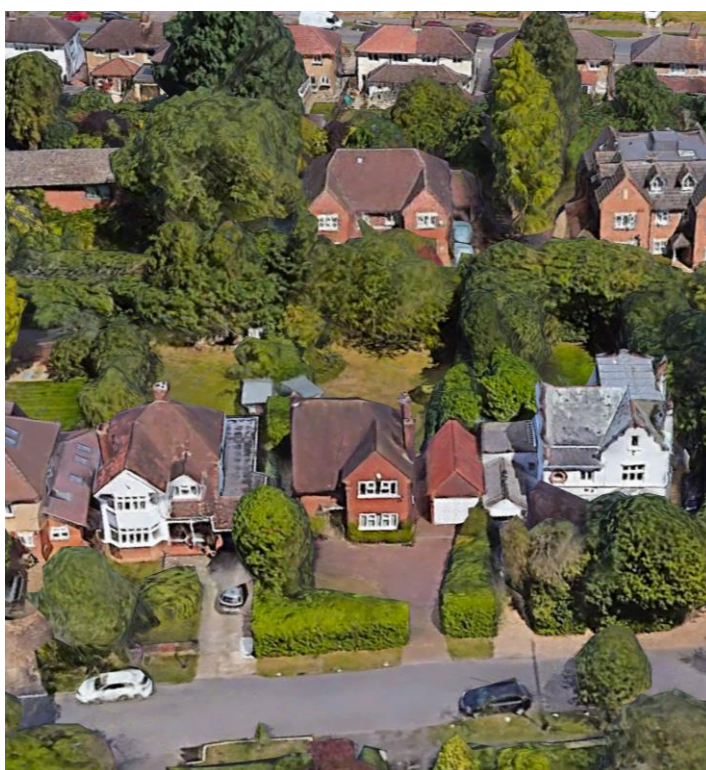
SHAUN•TANNER
ARCHITECTURE & PLANNING

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PLANNING DESIGN & ACCESS STATEMENT

In support of an application at

48 Grosvenor Road
Caversham
Reading
RG4 5EN



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 1 Kilometre northeast of Caversham centre. Access to the site is from two directions served by the main Peppard Road to the west and the Henley Road to the south. Grosvenor Road is private and all residents within this enclave have prescriptive rights along the length of Grosvenor and Derby Road. Number 48 can be found towards the Eastern end of Grosvenor Road. No48 sits between No46 to the north and No50 to the south. The site is also flanked by residential structures to the west and east, it's a typical urban setting.

The site is approximately 15m wide and 45m deep. (0.068 hectares) It 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 rear elevation



Figure 3 - Existing outbuilding to be demolished



Planning History

In 2003 permission was granted (030304) for a mixed development in the rear gardens of several properties that included No48. This was completed in 2006. There is no known planning history for alterations and extensions to the host dwelling based on research on the LPA's website.

Site Proposal

The proposal seeks permission for the replacement of the existing single storey detached garage on the south side with a 2 storey (in scale) side extension to form at ground floor level a garage, utility and study with a wraparound rear extension forming dining and kitchen areas. Above a bedroom 2 bathrooms and a dressing room with a bedroom extension to the rear. In addition, and to the front will be a single-story coat store and living room bay. Above the entrance a dormer window to serve light to the landing. The proposal seeks to remodel the existing dwelling to suit the day-to-day lifestyle of the current owners. It is also proposed to reface the existing front brickwork that is not affected by extensions to ensure the façade is consistent in colour and texture. Plain clay roof tiles will match existing. The walls will have small area of white coloured render but mainly red multi facing brick with contrasting grey brick corner detailing. (similar to image below) there will also be stone lintels / sills. All together will add a pleasing look and fit in well with other older properties in the vicinity.

LOCATION PLAN





DRAWINGS



The main facing brick will be Ibstock Heritage County Blend with a Wienerberger contrasting grey detail brick.

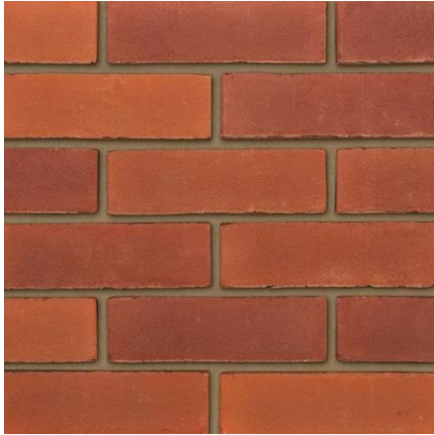


*FIGURE 4. IBSTOCK HERITAGE COUNTY BLEND
(FACING BRICK)*



*FIGURE 5. WIENERBERGER SILVER GREY TERCA
(DETAIL BRICK)*



Figure 6. Local contrasting brick vernacular to be emulated

The side extension will be subservient to the highest existing ridge running north to south and will align with the ridge height of the front projecting gable end. Currently the existing garage



is hard up against the southern boundary adjacent to No 50. The garage has a tall, pitched roof in the region of 4.5m in height. The new extension will be taller by virtue of the proposed first floor accommodation however it will be located between 1.1 and 1.5m from the boundary affording side access and creating space between dwellings.

The current dwelling with outbuildings has a GIA of 139.67 sqm.

The additional footprint by extension has a GIA of 128.70 sqm.

The footprint lost through demolition has a GIA of 33.71 sqm.

In summary the increase in GIA is 94.99 sqm.

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 is in keeping with the rhythm of development, in particular maintaining space between dwellings. All materials will be sympathetically chosen and match existing where appropriate. The extension is subservient to the host dwelling.

Sustainability

Renewable and low carbon technologies have been considered by 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.

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.

Access and Landscaping

There are no plans to alter the landscaping. There are no trees affected by this proposal.



Neighbour Amenity

The layout is designed to avoid any overlooking of private amenity areas, there is one window in the south facade 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 within the rear and front of the property.

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 blend in with the local vernacular. We request the support of the Local Planning Authority to approve this application.