

DESIGN & ACCESS STATEMENT:

JOB No.918 TWO-STOREY SIDE EXTENSION

DETACHED DOUBLE GARAGE

11 Saint Peter's Avenue, Caversham, Reading, BERKSHIRE. RG4 7DD.
Mr. & Mrs. R. TOWERS.

DESIGN:

BRIEF: (Intended to be flexible to cover the extent of the works).

- DEMOLITION:
 - GARAGE WING.
- SINGLE-STOREY REPLACEMENT SIDE EXTENSION WITH ROOF ACCOMMODATION

UNCHANGED FROM PLANNING APPROVAL: 220635

LEVEL 1 - GROUND FLOOR:

- MAIN ENTRANCE HALL:
 - Link between the existing house and the new wing.
 - Fully vaulted with relocated staircase gallery link.
 - Entrance veranda to signal, welcome and protect visitors.
- KITCHEN / FAMILY ROOM:
 - Set within the garden, reflecting contemporary family aspirations.
 - Veranda to 'open' the Kitchen/Family room into the garden and the landscape beyond.
- W.C.
- UTILITY / BOOT ROOM

LEVEL 2 - FIRST FLOOR:

- MASTER BEDROOM SUITE: to rear.
 - BEDROOM:
 - Dormer with obscure glass opening above eye level.
 - ENSUITE: To side.
 - Dormer with obscure glass opening above eye level.
 - DRESSING ROOM: to side.
 - Dormer with obscure glass opening above eye level.
- FAMILY BATHROOM: to side
 - Dormer with obscure glass opening above eye level.
- BEDROOM NO.4: to front.

- **EXTERNAL REMODELLING:**
UNCHANGED FROM PLANNING APPROVAL: 220635
 TRADITIONAL: Make the house more traditional and in keeping with the Edwardian / 'Arts&Crafts' nature of Caversham.
 - REPLACEMENT WINDOWS:
 - TILE HANGING: Upper level.
 - ENTRANCE:
 - Revised entrance approach reflecting the enlarged and rebalanced house.
 - DORMER:
 - Investigate revising the rear dormer to be more attractive on the rear elevation.
- **INTERNAL REMODELLING:**
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 - EXISTING HALL:
 - Staircase removed allowing a larger connection between the existing house and new wing, reflecting the enlarged and rebalanced house.
 - Bay window feature to be replaced with a double height glazed screen behind the relocated remodelled staircase.
 - EXISTING LANDING:
 - Staircase and W.C. removed allowing the connection between the existing house and new replacement wing.
- **DETACHED DOUBLE GARAGE**
 - BUILDING LINE:
 - This matches the forward of Building Line to the properties immediately either side of No.11 Saint Peter's Avenue (No.9&13), as well as other properties along Saint Peter's Avenue (No's 3,15 & Warren House to the south side) (No's 6,8,10,12 & 14 to the north side).
 - TREE PRESERVATION ORDERS:
 - The trees on the verge are protected by TPO's. The proposed detached double garage is set outside of the TPO'd trees.
 - An arboriculturist has been employed to undertake a tree survey and provide ensure the trees are fully protected.

DESIGN APPROACH:

- **ENTRANCE APPROACH:** Procession experience from the entrance gates to and through the front door.
- **CIRCULATION:** To be a delight to move through.
- **BALANCE:** Resolve the 'issues' of the existing house in key areas maximizing the impact whilst being sensible about cost, re-labelling the existing rooms as may be possible.
- **ACCOMMODATION.** Full vaulted.
- **GARDEN & LANDSCAPE:** 'Opening' the house to the garden and the landscape beyond.

STATUS:

- **EXISTING:**
 - **HOUSE:**
 - 1950's detached 2-storey detached house with garage wing.
 - Brickwork with plain clay tiled roof.
 - Upvc windows and doors.
 - **GARDEN:**
 - Large and mature garden to rear.
- **AREA OF OUTSTANDING NATURAL BEAUTY (AONB) / GREEN BELT:** No.
- **SETTLEMENT BOUNDARY:** Yes.
- **CONSERVATION AREA:** No.

- HISTORIC: No.
- FLOOD RISK: **Very low risk** means that each year this area has a chance of flooding of less than 0.1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped or fail.

PLANNING HISTORY: www.reading.gov.uk

1. 230979

Two storey side extension with detached garage to front garden.

PLANNING: REFUSED 15 February 2024

REASONS FOR REFUSAL:

The proposed garage structure, due to its excessive scale and prominent siting would appear obtrusive and overly dominant within the street scene. As such, the proposal would result in harm to the character and appearance of the area. Contrary to Policies H9 and CC7 of the Reading Borough Local Plan 2019.

INFORMATIVES

2. The local planning authority has worked with the applicant in a positive and proactive way by clearly setting out concerns relating to the proposal and providing an opportunity for the applicant to withdraw or amend the application. However, the applicant chose not to withdraw or amend the application.

NOTE:

- Although “*the planning authority has worked with the applicant in a positive and proactive way by clearly setting out concerns relating to the proposal and providing an opportunity for the applicant to withdraw or amend the application*” we thought that this process as still ongoing and had not received a reply to our e-mail Wed 07/02/2024 15:13 when we were unexpected refused by e-mail Thu 15/02/2024 11:20, and thus were not given the opportunity to withdraw the application.
3. Prior to the submission of any future application at the site, the applicant is advised to enter into pre-application discussions with the Local Planning Authority.

NOTE:

- With respect to Stephen Vigar’s e-mail Wed 07/02/2024 11:19
- “*I would be willing to allow a revision to the roof under this application if you can agree an extension of time for determination. Essentially we need you to remove the first floor accommodation and lower the roof please. You refer to the garage at no.13. A similar roof form as that garage would be more likely to be appropriate.*”
This would seem to be precise pre-application advice, which is followed in this application and thus it has been assumed that further pre-application would not be required or appropriate.

2. 220635

Two-storey side extension (description amended).

PLANNING: Planning Permission 26th January 2023

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ACCESS:

- VEHICULAR ACCESS:

EXISTING:

- Single width access
- Car parking for 3 min (2 garaged).
- Car turning on site.

PROPOSED:

- Single width access
- Car parking for 3 min (2 garaged).
- Car turning on site.

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