

DESIGN & ACCESS STATEMENT

27/03/2025



Prepared For :

25 Elgar Rd, Reading, RG2 0DQ, UK

Addition of a rear dormer, addition of rooflights to the existing rear extension and to the slope of the main roof, along with internal reconfigurations.

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INTRODUCTION

The planning statement has been prepared to explain the proposal for addition of a rear dormer, addition of rooflights to the existing rear extension and to the slope of the main roof, along with internal reconfigurations which has been developed in accordance with the National Planning Policy Framework (NPPF), Permitted Development Technical Guidance, the Reading Borough (Local Plan), Design Guide to house extension Supplementary planning document to meet the needs of the county and borough.

Householder Planning Application is sought for:

Addition of a rear dormer, addition of rooflights to the existing rear extension and to the slope of the main roof, along with internal reconfigurations.

THE SITE & SURROUNDING AREAS

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.

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

11/12/2024 Householder planning permission: The proposed works include a rear extension above the existing ground floor extension, internal reconfiguration of the house and the addition of roof lights.
Application Reference number: PL/24/1656
Decision: Refused

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.

PROPOSED STRUCTURE

The proposed ground floor layout will undergo several modifications. The bathroom will be relocated closer to the entrance, and a separate WC will be added, with the staircase positioned between the two spaces.

Moving towards the rear of the property, the kitchen area will be positioned first, followed by the living area, which will feature bi-fold doors providing direct access to the garden. Additionally, two skylights will be installed on the flat roof to allow for increased natural light for the existing rear extension. The first-floor layout will be revised to incorporate a new landing, with the staircase extending up to the loft area. A window will be added to ensure the landing receives sufficient natural light. The front and rear bedrooms on the first floor will be accessible from this new landing. The landing will also provide access to a designated area for a washing machine and dryer. The loft floor will include a rear-facing dormer extension to accommodate an en-suite bathroom for the loft bedroom. Additionally, two rooflights will be installed on the front elevation roof slope to provide natural light into the loft bedroom, aligned with the openings below. The works on the flat roof and main roof allow insulation and energy efficiency to be improved while increasing natural light

PLANNING POLICY CONTEXT

The proposed modifications can be considered under the following guidelines and have adhered to the guidance set out by the National Planning Policy Framework (NPPF), Permitted Development Technical Guidance, the Reading Borough (Local Plan), Design Guide to house extension Supplementary planning document:

7.3.2 Where permission is required, dormer extension proposals need to demonstrate compliance with Reading Borough (Local Plan) policies: CC7: Design and the Public Realm, CC8: Safeguarding Amenity and H9: House Extensions and Ancillary Accommodation relating to the character of the original house and adjacent properties and the protection of privacy.

The proposed dormer extension has been carefully designed to comply with Reading Borough Local Plan policies CC7, CC8, and H9, ensuring that it respects the character of the original house and adjacent properties. The size and scale of the dormer are proportionate to the existing structure, maintaining the overall aesthetic integrity of the building and surrounding area. Additionally, the materials selected for the dormer are in keeping with the existing roofline. This approach ensures that the privacy of neighboring properties is protected while enhancing the functionality and appearance of the property in line with the relevant planning policies.

7.3.3 of Design Guide to house extension Supplementary planning states that Dormer windows should be set within the roof slope and be in proportion with the scale of the rest of the house in terms of overall size and window shape. Two appropriately designed small dormers may be better than one large dormer in achieving this. It is important that dormers and roof lights reflect the pattern of existing window openings by being positioned to line through vertically with the window openings below, whilst avoiding building to the edge of a neighbour's roof to avoid party wall issues.

The proposed dormer window on the rear elevation have been designed in accordance with the guidance set out in Section 7.3.3 of the Design Guide for House Extensions Supplementary Planning. The dormers are set within the roof slope and are proportionate to the scale of the house, ensuring that their size and shape complement the overall design of the property. Furthermore, the window is positioned to align vertically with the existing window openings below, reflecting the pattern of the original design. Care has also been taken to avoid extending the dormers to the edge of the neighboring roof, thus preventing any potential party wall issues.

ACCESS

The main entrance will remain unchanged and unaffected by the proposals, continuing as before.

MATERIALS

All material choices will match the existing structure so that the proposed is indistinguishable from the current building.

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.

CONCLUSION

The application is a Householder Planning application for addition of a rear dormer, addition of rooflights to the existing rear extension and to the slope of the main roof, along with internal configuration changes. The proposed development is designed with consideration of the policies set out in the National Planning Policy Framework (NPPF), Permitted Development Technical Guidance, the Reading Borough (Local Plan), Design Guide to house extension Supplementary planning document . 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.

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.

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