

Jade3 Architecture Ltd

Job reference: 2023 enquiry 42
Address: **393 London Road**
Reading

Date: 22-5-2025

Extra notes: design and access statement

Variation of condition no2 to allow an enlarged L-shaped rear dormer following the positive change of use pursuant of planning application reference no181504/FUL granted on 31-10-2019. of from former 9no bedrooms HMO C4 sui generis use to form 5no C3 residential apartments use (basement level was previously approved for an additional apartment, however the basement has now been deferred, so only total 4no residential apartments now)

Planning Department

Reading Borough Council
Civic Offices, Level 1 North
Bridge Street
Reading
RG1 2LU

Dear Sir/Madam,

Design and Access Statement

**In support of a Section 73 Application to Vary Condition no2 of Planning
Permission reference no181504/FUL granted on 31-10-2019**

1.0 INTRODUCTION

Jade3 has been appointed by clients KWM Properties Ltd, to prepare a variation under section 73 application of the Town and Country Planning Act 1990 to vary condition no2 of the previous approved plans associated with planning permission reference no181504/FUL granted on 31-10-2019.

This Design and Access Statement has been prepared in support of a Section 73 application to vary the approved plans attached to planning permission granted by Reading Borough Council and also to be read in conjunction with the covering letter. The proposal relates to the enlargement of the rear dormer from a standard box-type to an 'L-shaped' dormer. This change is intended to better match the character of neighbouring properties and improve internal headroom within the converted loft space.

Therefore the layout had to be updated slightly from the previous planning drawings with the addition of 'L' shaped dormer as it will now need to regularise the drawings for overall planning.

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The development is currently on site (not yet up to attic roof level) and the applicant now seeks to enlarge the rear dormer to form an 'L-shaped' structure. This will allow for improved internal headroom with additional space and matching the roofscape of adjacent properties, many of which have similarly configured dormers. The revised design remains subordinate to the original roof, respects the rear building line and does not introduce any new windows on the side facing neighbouring properties.

2.0 Site Context

The property is a row or terraced townhouse dwelling located in a residential area characterised by a mix of traditional and extended homes. The surrounding context includes numerous examples of rear dormers, several of which have been built in an 'L-shaped' configuration across rear outriggers. The site is not located within a conservation area and the property is not listed.

3.0 Design Proposal

The proposal seeks to vary the approved design by replacing the rear dormer with an enlarged 'L' shaped dormer that extends over the rear outrigger. The revised dormer:

- Follows the form of neighbouring dormers
- Remains subordinate to the main roof
- Does not exceed the existing ridge height
- Utilises materials to match the existing roof covering
- Does not include any side-facing windows

The increased dormer size allows for more usable floor space and headroom within the converted loft, thereby improving overall living standards. See attached a similar neighbour 'L' shaped dormer a couple of doors away, but the proposal is without the juliet balcony.



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4.0 site area

The overall site area is circa 152 sqm

5.0 Access

The proposal does not alter the existing access arrangements to the dwelling. The main entrance remains at ground level to the front of the property, and there are no changes to parking or pedestrian access.

6.0 Planning Policy Context

The proposal has been designed in accordance with national and local planning policy:

- **NPPF (2023)** – Encourages the efficient use of land and supports extensions that do not harm the character or amenity of an area (Paragraph 130).
- **Reading Borough Local Plan (2019):**
 - *Policy CC7 – Design and the Public Realm*
 - *Policy DH1 – Design*
 - *Policy H5 – Standards for New Housing*

The proposed 'L' shaped dormer remains consistent with these policies by maintaining visual harmony with neighbouring properties and improving internal living quality without negatively affecting neighbouring amenity.

7.0 Conclusion

The revised design represents a minor non material amendment to the approved development. The 'L' shaped dormer respects the local character, matches common features within the street scene and enhances the usability of the approved loft space. The proposed changes are therefore considered suitable for approval under Section 73 and also as suggested by the planner Mr Matt Burns.

Prepared by



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Managing and Concept Director
Chartered Architect and Urban Masterplanner
for and on behalf of Jade3 Architecture Limited