

Design Statement

20 Tallis Lane Reading RG30 3EB

Background

20 Tallis Lane is a two storey terrace property with a tiled pitched roof over, wall finishes are facing brick, horizontal cladding and vertical tile hanging. The property is stepped at the front at ground floor level and has a flat roof over. Adjacent properties are number 18 Tallis Lane to the east, which has an elevated ridge and eaves level and has also been extended to the front, the property to the west is number 22 Tallis Lane ridge and eaves heights of this property match number 20 Tallis Lane and the stepped front ground floor lines though and shares a flat roof with number 20. Number 20 Tallis Lane is not listed, and it does not fall within a conservation area. The surrounding area is predominantly residential.

Proposals

This application seeks planning permission for the following:-

Single storey front extension.

New roof over existing front single storey and proposed front extension.

Design

The proposed single storey front extension will line through at the front with the existing ground floor single storey offshoot and will also line through with the existing front single storey extension at number 18 Tallis Lane. The proposed will have a simple lean-to tiled roof over, with an eaves height of approx. 2.45m and an overall height of approx. 3.25m at the lean-to roof intersection with the existing front wall. The proposed front extension will be very similar in design to existing single storey front extensions within the street scene, two examples being numbers 32 and 36 Tallis Lane. Number 18 Tallis Lane has been extended with a similar footprint as the extension proposed at number 20.

Materials will match the existing refer to drawing number 25139-002 attached to this application and roof lights will be flush fitting.

Impact on neighbouring properties

It is considered that the proposed extension will have very limited and an acceptable level of impact on both adjacent properties and will not have a detrimental impact on these properties, the front of the proposed will line through with the existing at numbers 18, 20 and 22. Number 18 has an existing front extension adjacent to the boundary with number 20 and as previously stated is in an elevated position, this also applies to the eaves and overall height of the existing extension at number 18, compared to the heights of the proposed. No part of the proposed extension at number 20 including roof overhang will encroach the boundary with number 18. No adjacent ground floor windows exist at number 22 and the overall height of the proposed lean-to roof will be below the cill level of the nearest first floor window at number 22 and will therefore have no effect on existing views or light at number 22. The proposed lean-to roof over will not encroach the boundary with number 22.

Impact on the street scene, existing property and surrounding area

It is considered that the proposed extension is acceptable in terms of scale, design and external appearance and would appear proportionate to the existing property and in keeping with existing extensions within the street scene and local area. Proposed materials will match the existing. It is considered that the scale and design of the extension will have no detrimental effect upon the character and appearance of the street scene and/or the surrounding area.

Parking

Existing parking will not be effected by the application.

Conclusion

It is considered that the proposed results in a sympathetic design, respecting the scale of the existing property, in keeping with the existing property, character and appearance of the site, surrounding area and previously extended properties and would not harm neighbouring amenities and would not have an adverse impact on the character of the existing, appearance of the site, surrounding area or neighbouring amenities.