

95 Linden Road Reading RG2 7EJ

Design Statement in support of a Planning Application for rear single storey extension.

Whilst it is not necessary to prepare a design statement to support a Householder Planning Application we feel that one in this case would be helpful.

The property concerned is a three bedroomed semi-detached house in the suburb of Shinfield presently occupied by Mr. D. Allwood and Ms. C. Bloomfield and two of their children. Their eldest Daughter is presently at university but will be returning to live in the family home on the completion of her degree. The proposed extension provides a larger family space with a single storey rear extension extending 4800mm. into the relatively large rear garden.

We have consulted the Reading Borough Council policy documents regarding domestic extensions and have designed the extensions with those policies in mind as far is possible considering the site restrictions and the location of the rear extension.

The present house is constructed with red facing brickwork facades and a recent fibre cement fully hipped pitched roof with red clay half round ridge and hip tiles.

The current windows are double glazed white UPVC of casement/fanlight fenestration. The rear external door is white UPVC and the main entrance door is coloured UPVC.

Linden Road is a long curve which means the pairs of houses are not in a straight line but angled to suit the curved road layout. On this side of the road the outer side of the curve this means the pairs of houses are closest on the front building line but at a wider spacing at the rear. Due to this curve the adjacent house no 93 Linden Road is set at an angle of 18 degrees away from no 95 at the rear.

Both 93 and 95 have blank two storey end walls facing each other and in line.

The house on the other end of this block of 4 houses, no. 101 Linden Road does have a large single storey flat roof rear extension and no. 97 has a lean-to pergola at present.

The adjacent house 93 Linden Road has a single storey lean-to roof extension adjacent to no 95 as shown in the photographs on the following page.

The rear boundary of 95 Linden Road backs onto a footpath running along the rear of The Ridgeway Primary School.

The garden to 95 Linden Road is of substantial length.

95 Linden Road currently has off road parking for two vehicles on the frontage.



Rear extension and outbuilding 93 Linden Road Reading (now removed)



Rear extension and pergola 97 Linden Road Reading

Design

Impact on existing dwelling.

The extension has been designed to extend partly into the existing space to the side of the existing house.

By using red facing brickwork walls and blue/black fibre cement roofing slates as the existing building the extension should blend it harmoniously with the original dwelling.

The single story extension has been kept far enough away from the site boundary with no. 97 to avoid any overhang of the adjacent property.

The rear garden to 95 Linden Road is quite long so the area of this extension will not adversely affect the outdoor space available to the occupants.

The fenestration of the windows to the extension will be casement/fanlight to match the existing house.

As shown on the application form the materials used in the new extensions will match those of the existing house.

Street Scene

As the part of the extension which faces Linden Road is set well back from the front of the house it will not be visible generally from the road when passing.

The site plan shows the range of visibility when passing on the road at 10 MPH the time when the extension will be in view when passing on the far side of the road is 3 seconds. Similarly the times for 20 MPH is 1.5 seconds and 0.75 seconds for 30MPH.

Surface Water Drainage

It is understood from Thames Water Developer Services that the property is connected to the main surface water drains but to limit the extra loading on these drains at a time where handling extra sewage discharge is a problem and the effect the increased roof area may have on those main drains it is proposed to drain the new pitched and flat roof areas to a soakaway in the rear garden in accordance with current building regulations.

Car Parking

The existing property has parking for two vehicles on the front garden/hardstanding area which complies with the Reading Borough parking requirements for a 4 bedroom house in zone 2.

Cycle Parking

There is space to the existing access route to the rear garden for two cycles as required by the Reading Borough Council cycle parking standards.

Plan and Design Company
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