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Design & Access Statement for:

11, Glebe Road, Reading, RG2 7AG

Prepared By: Harriet Bedford

Date: 06th October 2025

This planning application is seeking permission for the erection of a single storey side extension with sky light windows, erection of front porch, alterations to existing side extension including new pitched roof & sky light windows, replacement of existing roof tiles, render of all elevations, removal of existing garage door, extended overhang of front & rear eaves to match existing, insertion of solar panels & air source heat pump.

No.11 Glebe Road is located in the Christchurch conservation area and is closely situated to a number of historic and listed buildings, as such the impact of the associated works upon the property needs to be considered carefully.

1. Introduction

This Design and Access Statement is submitted in support of a householder planning application on behalf of our client Ganga Bhusal ('the applicant'). The proposal is for the erection of a single storey side extension with sky light windows, erection of front porch, alterations to existing side extension including new pitched roof & sky light windows, replacement of existing roof tiles, render of all elevations, removal of existing garage door, extended overhang of front & rear eaves to match existing, insertion of solar panels & air source heat pump.

We enclose the following documents for review:

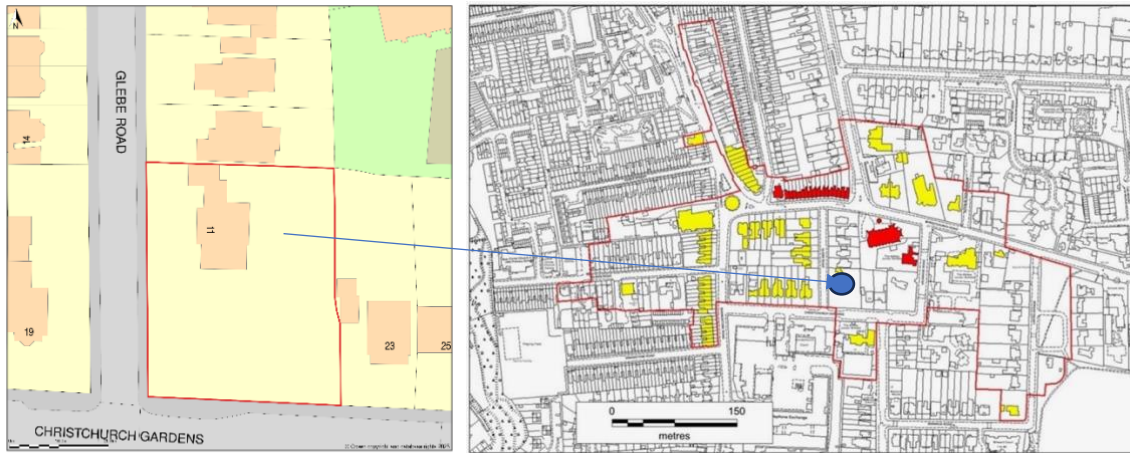
- Existing and Proposed Block Plan
- Existing and Proposed elevations & Floor Plans
- Application form
- Solar Panel Design and product specification
- Air Source Heat Pump product specification

2. Site and Surrounding Area

The application site comprises of a large, detached Edwardian two and half storey house, located on the eastern side of Glebe Road at the Christchurch Gardens junction. The property benefits from being located on a large parcel of land, approximately 47m x 39m, which contains several mature trees, vegetation, hedgerows and grassland. The site fronts, and is accessed from Glebe road, via an existing dropped kerb & gated driveway leading to ample off-street parking.

The surrounding area is mainly for residential use. The Grade II* Listed Christ Church, and the Grade II listed The Abbey school and its grounds are located on the northwest corner boundary. The application site is also located in the Christchurch Conservation Area and considered a building of townscape merit.

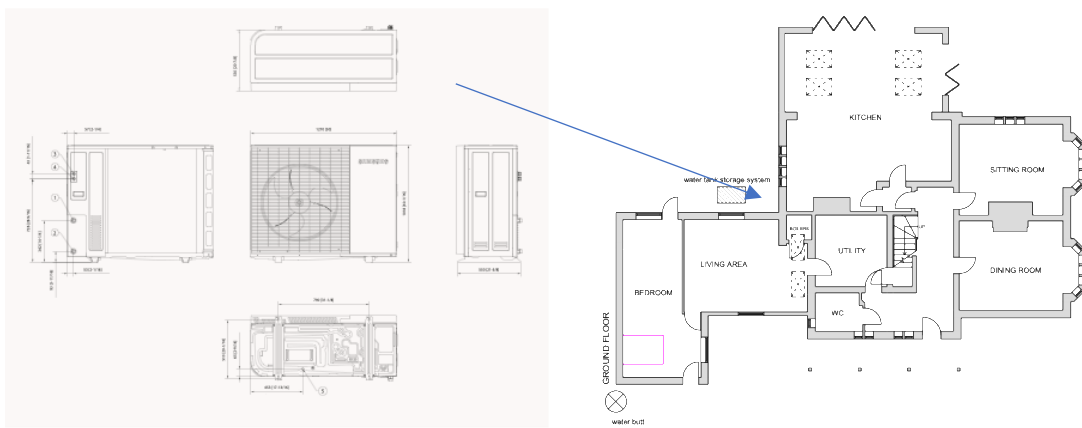
The application site has permitted development rights revoked, following consent back in December 2024 under application reference PL/24/1480, conditions 3 & 4.



3. Proposal, Layout & Design

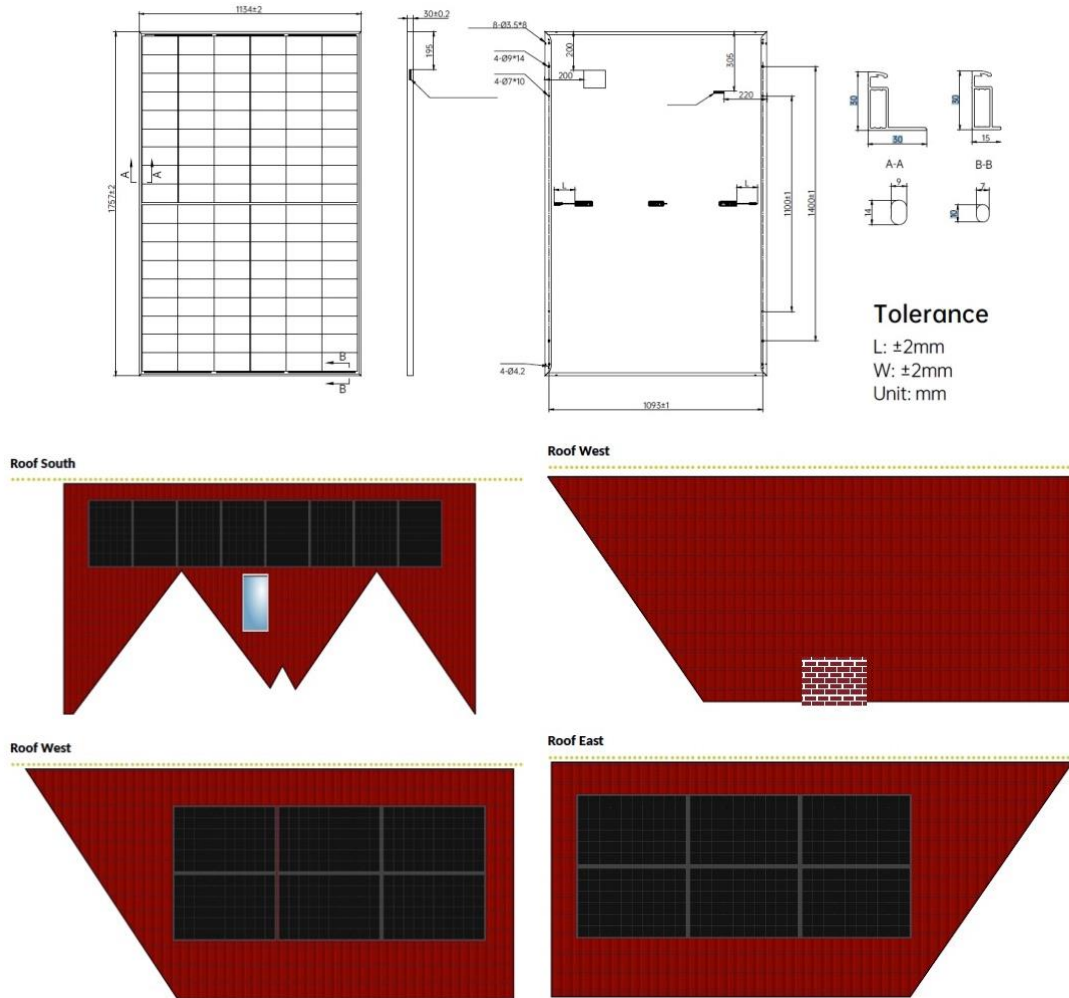
3.1 – Solar Panels & Air Source Heat Pumps

The applicant would like to re-develop the property with energy efficiency principles in mind to reduce the properties carbon dioxide emissions. This includes an air source heat pump, which will replace the properties existing 3 x gas boilers, providing the properties heat and hot water supply. The applicant would also like to increase the properties efficiency by installing solar panels on the dwellings roof.



A total of 20 x Aiko Neostar Solar PV Panels have been recommended for the properties solar energy system proposal, including inverter and battery. The roof panels are a slim line design to provide a more aesthetically pleasing solution, with minimal impact on the surrounding area.

We recognise that water is a finite resource essential for human health and wellbeing as well as the natural environment. As such, the applicant wishes to include rainwater harvesting on site, which has taken into consideration the average rainfall in the area and the roof area of the proposal. The Water Butt will connect to guttering that will be fixed along the whole perimeter of the roof eaves.



3.2 – Extended overhang of front eaves to match existing, including replacement roof tiles

The existing roof is mostly made up of wide roof eaves, a common feature of the Edwardian architecture. The applicant would like to replicate this feature on the front and rear elevations of the property to provide a cohesive design throughout the whole external façade. The replacement roof on the existing extension and the newly proposed side extension roof will also include this design feature. Carefully consideration will be made to replicate the existing design features, including wide fascia boards, finials & brackets.

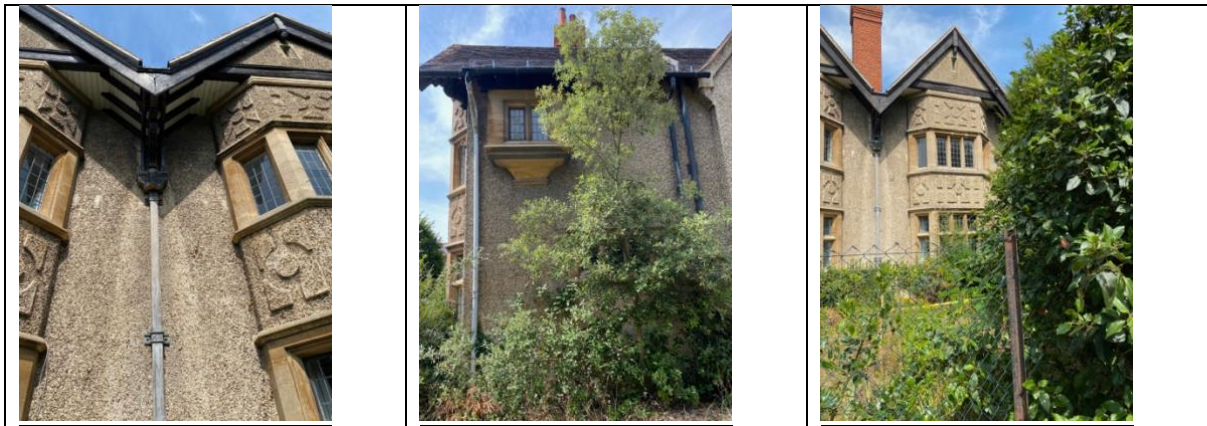


Figure 1 Existing Roof Eaves



Figure 2 Elevations for proposed extended eaves

Due to the age and condition of the existing roof tiles, the applicant would also like to replace all existing clay tiles with replacement clay tiles, closely matched to that of the existing. This will not only accommodate the proposed solar panels but ensure the newly erected pitched roofs compliment the main property and provide longevity to the existing roof. A Heritage clay plain roof tile with a dark blend has been recommended as a replacement.



3.3 – Erection of single storey side extension and front porch

Front porches are a distinctive feature of Edwardian houses, most commonly found with timber railings and supports. The applicant would like to improve the properties kerb appeal by erecting a modest front porch with pitched roof. The front elevation of the property will also be enhanced by removing the existing garage door, which due to its style and design does not compliment the property and is no longer required by the applicant.



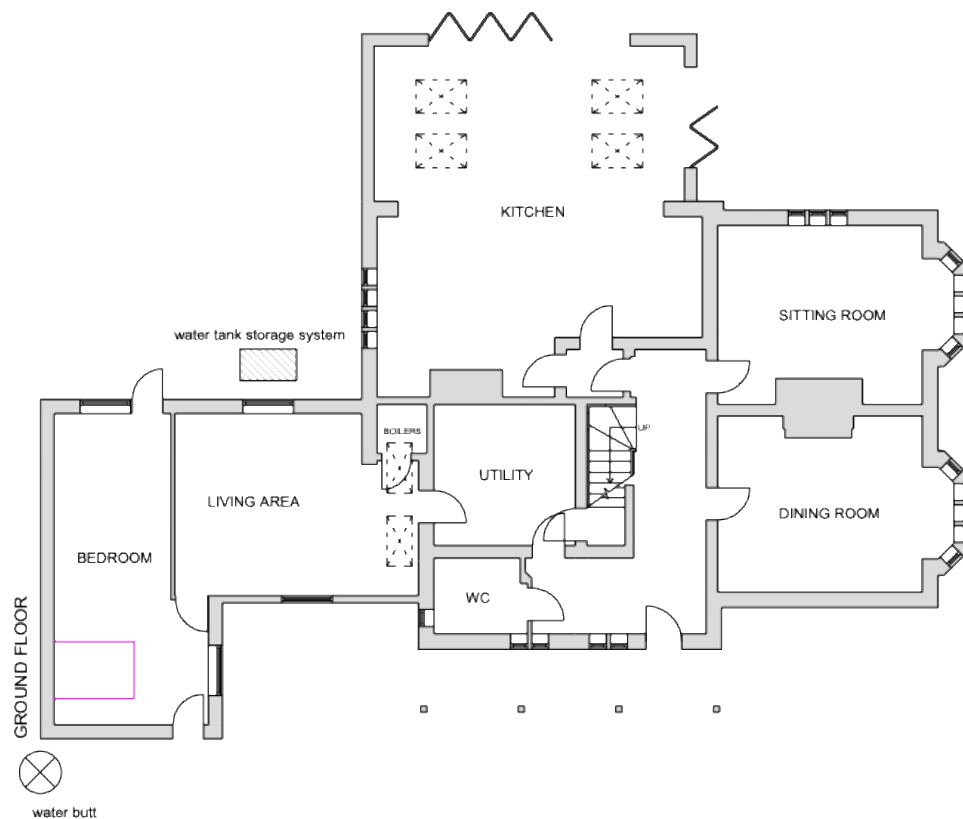
Figure 3 Proposed front elevation

The front elevation will be further enhanced by replacing the existing flat roof with a pitched roof, including two modest roof lights to the front and rear. A small infill extension to the rear will allow for a traditional roof line to be constructed. Whilst this part of the property closely borders No.9 Glebe Road, due to the existing extension being single storey, we are of the opinion that this will not impact upon the privacy or light of this neighbouring property, and the aesthetic enhancements outweigh any harm.



Figure 4 Image taken from google street view Oct 2020

This proposal also includes the erection of a single storey rear extension with pitched roof inclusive of four roof lights and bifold doors. This will offer the current occupants with a large open plan kitchen that suits modern family living and is more in keeping with the proportions of this single residential home. The large bifold doors will allow the applicants to enjoy the beautiful mature garden all year round. Due to the distance from any neighbouring properties, we are of the opinion this will not impact upon their privacy or light.



3.3 - Render of all elevations

Due to the age and condition of the existing pebble dash exterior façade, the applicant would like to replace this with a newly applied K-Rend silicone technology render, which offers optimum water repellence and breathability. Great care will be taken to manually remove the existing pebble dash so as not cause any damage, particularly around window trims and doors and any intricate moulding that will be retained on the property.



4. Recent Planning History

PL/08/0022	Demolition of existing building and erection of 14 x 2 bed apartments, provision of car parking and alteration to vehicular access	Refused – June 2008
PL/08/1578	Change of use of ground floor and first floor from medical consulting rooms to residential use.	Approved – Jan 2009
PL/19/0295	T2 Indian Bean Tree- crown lift by removing two lowest, pendulous branches. T3 False acacia - fell.	Approved – Mar 2019
PL/24/1083	Extension and conversion of existing building into eight flats and erection of one house (Class C3).	Refused – Nov 2024
PL/24/1480	Change of use of the existing property into a 5 bedroom dwelling use class (C3) with landscaping works	Approved (with conditions) – Dec 2024

5. Summary

It is considered that this proposal is not contrary to any current planning policies and demonstrates that the applicant intends to invest much time, energy and expense to sympathetically developing the property to ensure that the important characteristics of the application site are preserved for years to come.

The proposed works will have minimal impact on the visual and residential amenities of the neighbouring properties and will provide the current, and future, occupants with a family home that meets modern lifestyle requirements. We therefore hope this application will receive the full support of Reading Borough council.