

Date: **Thursday, 09 October 2025**
Address: **90 Stone Street, Reading, RG30 1HU**
Project Title: **Householder application for a part single-storey and part two-storey rear extension to the existing dwelling**



Fig. 1 Front Elevation 90 Stone Street, Reading, RG30 1HU

Introduction

This Design and Access Statement accompanies a householder planning application for proposed extensions at 90 Stone Street, Reading (RG30 1HU).

The property is an end-of-terrace two-storey dwelling situated on a large plot within a well-established residential area of Reading Borough. The statement outlines the design rationale, scale, and appearance of the proposed works, as well as parking, access, and biodiversity enhancements. The proposal aims not only to extend the property but also to fully refurbish and improve the existing dwelling and garden, which are currently in a poor state of repair.

This statement should be read in conjunction with the following documents submitted with the Planning Application listed below:

- Architectural drawings by Haus Frame, which includes: Existing drawing – Proposed drawings and Block Plan - HT_001-HT_009 – 90 Stone Street _ Stage Householder Planning
- Site Plan HT_005 – Proposed Site Plan

Site and Context

The site is located on the south side of Stone Street, within a predominantly residential area composed mainly of two-storey terraced dwellings of similar form and character.



Fig. 2 Rear Elevation 90 and 88 Stone Street and site

As an end-of-terrace property, the dwelling benefits from greater openness on one side and sits within a larger-than-average plot, providing ample capacity to accommodate a modest rear extension without appearing cramped or overdeveloped.

The property currently requires significant internal and external renovation. The garden is overgrown, and the boundary fencing is untreated and in poor condition, with no clear landscaping or planting scheme in place. The proposed works therefore provide an opportunity to enhance the site both visually and environmentally.

It is noted that the adjoining neighbouring property at No. 88 Stone Street has a large rear extension, establishing a clear precedent for similar development in this location. Several other properties nearby have also extended to the rear, contributing to a varied but consistent pattern of domestic improvement.

Design Proposal

The proposal seeks permission for a part single-storey and part two-storey rear extension to provide improved and enlarged living accommodation for the occupants.

- The single-storey section will accommodate an extended kitchen and dining area with direct access to the rear garden.
- The two-storey section will provide one additional bedroom, improving the overall layout and functionality of the dwelling.

At present, the property includes a very small third bedroom, suitable only as a nursery or study. The proposed works would provide a practical fourth bedroom, transforming the house into a comfortable family home suitable for long-term occupation.

The internal and garden refurbishment will also significantly uplift the property's condition, aligning it with the quality of neighbouring homes.

Design Approach

- The extension has been designed to appear subordinate to the host dwelling.
- External materials (brickwork, roof tiles, and windows) will match or closely complement the existing house.
- The roof pitch and eaves height have been aligned with the existing form to maintain visual coherence with the terrace.

Scale, Massing and Appearance

The proposed extension is modest in scale and proportionate to the host dwelling.

It complements the varied rear elevation character of the terrace, particularly in view of the larger rear extension at No. 88 Stone Street.

Given the property's position as an end-of-terrace dwelling on a large plot, the extension will sit comfortably within the site and will not result in overdevelopment.

Matching materials and traditional design details will ensure the new addition integrates harmoniously with the original building and its surroundings.

Impact on Neighbouring Amenity

The proposal has been carefully designed to protect neighbouring amenity:

- The rear projection and height are comparable to the adjoining extension at No. 88 Stone Street, avoiding overshadowing or dominance.
- Window placement and extension at ground floor and first floor has been designed in accordance with the 45-degree rule applied by Reading Borough Council.

- No habitable room windows from neighbouring dwellings fall within the 45-degree line drawn from the proposed extension.
- New windows are positioned to face the rear garden, maintaining privacy.
- The proposal therefore complies with the Council's guidance on daylight, sunlight, and overlooking.

Access and Parking

The proposal will not alter existing pedestrian or vehicular access arrangements.

- The existing driveway at the front of the property will be cleared and reinstated for active use as a private parking space, ensuring on-site parking provision remains available.
- On Stone Street, only a small number of properties have private driveways; however, the entire street benefits from unrestricted off-road parking, meaning there is no parking pressure in the area.
- The proposal will therefore not reduce existing parking capacity or impact highway safety.
- Access to the property from Stone Street remains unchanged, with safe and convenient pedestrian access retained at all times.

Although the proposal increases the number of bedrooms by one, adequate on-site and off-road parking will remain available to support this modest intensification of use.

Sustainability and Materials

Sustainability has been an integral part of the design approach. The extension and renovation works will improve the energy performance of the dwelling, reduce heat loss, and create a more comfortable and efficient home.

High-quality insulation will be introduced to the walls, floors, and roof, while new energy-efficient double glazing will replace existing outdated windows. Heating and lighting systems will be upgraded to low-energy alternatives, ensuring lower long-term running costs and reduced carbon emissions.

Wherever possible, sustainable and locally sourced materials will be used to minimise environmental impact and support the local supply chain. The extension's construction will also focus on durability and longevity, reducing the need for future maintenance.

Through these measures, the proposal aligns with Reading Borough Council's sustainability objectives and supports the transition towards more energy-efficient residential buildings.

Biodiversity and Landscaping

The project includes a full garden renovation, with new landscaping and improvements to the boundaries.

Currently, the fencing is untreated and offers no biodiversity or visual benefit. To address this, the proposal includes the planting of native perimeter hedging along the boundary between 90 Stone Street and the neighbouring property (No. 88).

This will contribute to biodiversity net gain, providing new habitat and improved connectivity for wildlife.

Additional biodiversity enhancements will include:

- Native planting and lawn restoration in the garden;
- Retention of sufficient green space to support long-term biodiversity.

These measures align with Reading Borough Council's biodiversity objectives and the Reading Biodiversity Action Plan.

Conclusion

The proposed part single-storey and part two-storey rear extension at 90 Stone Street represents a well-considered, proportionate development that enhances the living accommodation, visual quality, and environmental value of the property.

As an end-of-terrace dwelling on a large plot, the site can comfortably accommodate the proposal without adverse effects on neighbours or the character of the area.

The scheme includes renovation of the existing house internal layout and garden, replacement of untreated fencing, and biodiversity improvements through new perimeter hedging and wildlife features.

The proposal will also retain the existing driveway and benefit from the ample off-road parking available along Stone Street, ensuring there are no parking or access concerns.

The proposal complies with the relevant policies of the Reading Borough Local Plan (2019) — including Policy CC7 (Design and the Public Realm), Policy H9 (Residential Extensions), and Policy EN12 (Biodiversity and the Green Network) — and should therefore be supported.

Design and Access Statement by Valentina Antoniu at Haus Frame