

DESIGN STATEMENT

Subject: Householder Planning Application – Garage Conversion at 78b Star Road, Caversham RG4 5BE

This is a Householder Planning Application for the conversion of the existing integral garage at 78b Star Road, Caversham into habitable accommodation.

Description of the Proposal

The proposal is to convert the existing garage to create additional living space. There will be no increase in the overall footprint of the dwelling. External changes are limited to the replacement of the garage door with a new window of matching style and materials to the main house, together with associated internal alterations.

Planning Background

The property is a four-bedroom dwelling located within Reading Borough Council area (postcode RG4 5BE). I understand that the original planning approval includes a condition requiring the garage to be retained for vehicle parking, and therefore planning permission is necessary for this conversion.

Parking Provision and Justification

The existing garage measures approximately 4.92m × 2.4m internally, which falls below the Council's recommended standard for a single garage of 7.0m × 3.0m (as set out in Section 8.0 *Garages and Carport Layout and Design*, Reading Borough Council *Revised Parking Standards and Design Supplementary Planning Document*, October 2011).

Given these dimensions, the garage does not function as a usable parking space under the current design standards. The property will retain one off-street parking space on the driveway, which is consistent with the Council's parking standards for a four-bedroom dwelling in this location.

Supporting Information

This application is accompanied by:

- Existing and proposed floor plans and elevations
- Site location and block plans
- Design Statement

Thank you for considering this application. Please do not hesitate to contact me if any further information is required.