

DESIGN AND ACCESS STATEMENT

Our ref:

242 - RG1 3LR

Report Date:

19/11/2025

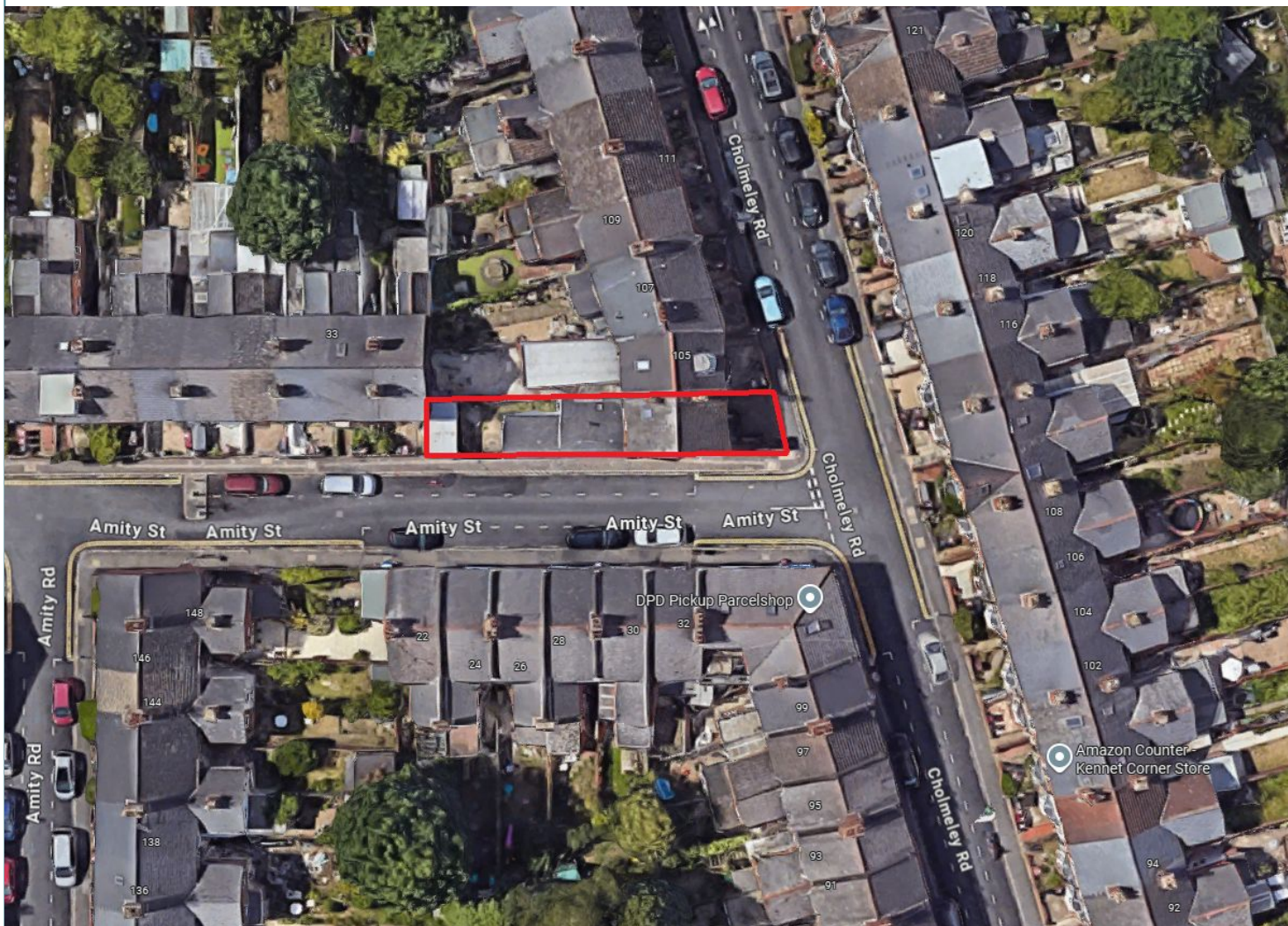
Address:

103 Cholmeley Road, Reading RG1 3LR

Proposal:

Erection of a rear dormer





103 Cholmeley Road, Reading, RG13LR

Express Planning Job Ref: 2025 | 242 - RG1 3LR

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1.0 INTRODUCTION

1.1. The applicant has appointed Express Planning to prepare the necessary statement and supplementary documents to pursue of a full application for the erection of a rear dormer at 103 Cholmeley Road, Reading, RG1 3LR.

1.2. This document demonstrates that:

- The proposal would not cause a detrimental impact on the residential amenities of the neighbouring occupiers,
- The proposal would not detract from the character and appearance of the area,

1.3. This statement should be read in conjunction with the drawings.

2.0 THE SITE

2.1. The land is located on the southwest side of Cholmeley Road, a predominantly residential road. It is situated outside of conservation areas.

2.2. The property is in Flood Zone 1, which means it has a very low probability of flooding, providing a high level of safety and security.

2.3. Cholmeley Road consists of poor to moderate condition dwellings, but provides a strong context as an intact example of Reading's housing.

2.4. The properties on Cholmeley Road boast traditional pitches to front and rear.

2.5. The street features on-street parking.



3.0 PLANNING POLICIES AND GUIDANCE

3.1. The relevant policies and guidance are:

National Planning Policy Framework 2024

- Making effective use of land
- Achieving well designed places;
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

Reading Borough Local Plan (2019)

- CC7 (Design and the Public Realm)
- CC8 (Safeguarding Amenity)
- H9 (House Extensions and Ancillary Accommodation)

Design Guide to House Extensions SPD 2021

7.3 Dormer extensions

7.3.1 Dormer extensions generally need planning permission where they are on the front of a house. Rear dormers, subject to certain caveats which can be seen in more detail on the Planning Portal, are usually permitted development unless within a conservation area, on a listed building or in an area where an Article 4 direction applies.

7.3.2 Where permission is required, dormer extension proposals need to demonstrate compliance with policies CC7: Design and the Public Realm, CC8: Safeguarding Amenity and H9: House Extensions and Ancillary Accommodation relating to the character of the original house and adjacent properties and the protection of privacy. Unfortunately, Reading has a few examples of box style dormers on the front of houses or dormers of excessive size which demonstrate how harmful this type of extension can be if not designed with these key criteria in mind.

7.3.3 Dormer windows should be set within the roof slope and be in proportion with the scale of the rest of the house in terms of overall size and window shape. Two appropriately designed small dormers may be better than one large dormer in achieving this. It is important that dormers and roof lights reflect the pattern of existing window openings by being positioned to line through vertically with the window openings below, whilst avoiding building to the edge of a neighbour's roof to avoid party wall issues.

7.3.4 In some cases; flat roof dormers may be more appropriate than pitched roof dormers, if done in a way that is appropriate in terms of size and scale. One example where flat roof dormers could be considered appropriate is on a Georgian style house, or a bungalow with a high pitched roof. The key consideration is whether or not the flat roof dormer is appropriate in terms of size, scale, and selection of materials in relation to the existing dwelling and are not considered 'box dormers'.

7.3.5 All dormer extension styles will be considered on a case by case basis in relation to the character and appearance of the existing dwelling and surrounding area. The conversion of existing roof space within a dwelling to living accommodation where light is obtained solely by the insertion of velux type roof lights does not normally require planning consent.

4.1 THE PROPOSAL

a. The Proposed Design

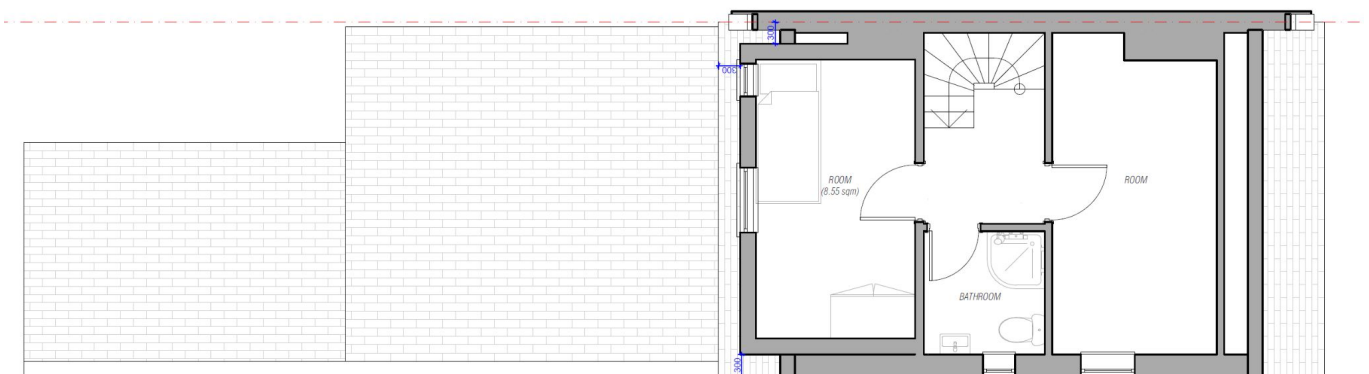
4.1. The design principles that have been implemented in the development of this scheme are:-

- The proposal complements scale, design, layout and impact on the local character,
- The proposal has no detrimental effect on the neighbouring amenities,
- The proposal provides a good-quality bedroom in the existing property.
-

4.2. The proposal is to erect a rear dormer to provide additional usable space to the current 7-bed HMO with the creation of a communal bathroom for the rooms. The proposal aims to make effective use of the land by creating a rear dormer for the existing bedroom and a communal bathroom for the two bedrooms on the loft floor, thereby improving hygiene levels for the shared HMO and creating a healthier environment for the occupants.

4.3. **The Reading Design Guide to House Extensions SPD 2021** states that *‘Dormer windows should be set within the roof slope and be in proportion with the scale of the rest of the house in terms of overall size and window shape. Two appropriately designed small dormers may be better than one large dormer in achieving this.* A two-small-dormer approach has been considered; however, two small dormers would create unusable space around and between dormers, which would ultimately develop unused areas and would restrict the development from creating adequate usable space. Thus, a full dormer with setbacks on the sides and rear would better benefit the property. Similar developments have been approved by LPA, whose reference numbers have been provided in the precedents section.

4.4. The applicant has submitted several applications before this application, and both applications have been withdrawn. The last application (**PL/25/0805**) was withdrawn on 24th September, which was for the erection of rear and front dormers. This application is a follow-up to this particular application with a front dormer; however, the rear dormer height and size have been significantly reduced, and a 300 mm setback has been introduced along the boundary with 105 Cholmeley Road.



PROPOSED LOFT PLAN

4.2 THE PROPOSAL

b. Use & Amount

4.5. The existing property is used as an HMO(Sui Generis) and its use will remain the same.

c. Layout & Design

4.6. The applicant is aiming to enhance the living conditions and proposes a practical solution by erecting of a rear dormer and making effective use of the land in line with NPPF.

4.7. It's important to note that the proposed changes do not affect the existing rear and front gardens, preserving their current state.

4.8. The proposed roof loft conversion would add an overall GIA of 6.17 sqm.

d. Scale and Appearance

4.9. The proposed rear dormer extensions' scale has been carefully aligned with the main building, ensuring that the design is in harmony with the existing structure. While **the Reading Design Guide to House Extensions SPD 2021** suggests that two appropriately designed small dormers may be better than one large dormer, the proposed design maintains this harmony. The applicant also understands that the house's location at a prominent corner may have some effects, but the rear dormer has been designed to minimise the impact. Also, it can be considered that a similar type of dwelling would benefit from Permitted Development, with the outcome being identical but the property being a 7-bed HMO, it cannot benefit from Permitted Development

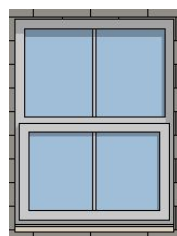
4.10. The provision, position, and orientation of the proposed dormer have been carefully considered, ensuring a design and proportion that are sympathetic to the existing properties and both public and private open spaces in the vicinity. Thus, the planning's commitment to its aesthetic and environmental impact is assured.

e. Materials

4.11. The proposed rear dormer will create a complementary roof addition, using natural slate tile finishes and similar windows, in line with the Reading SPD.



Gray slate Roof Tiles
To match existing



White windows to
match existing

5.0 ACCESS

5.1. The main access to the existing dwelling is from Cholmeley Road and remain unchanged. The second access is from Amity Street and the access will remain unchanged.

6.0 PRECEDENT

PL/23/1556 | Proposed rear dormer and single storey rear extension and subdivision of plot to create 1 new 2-bedroom dwelling (C3) | 108 Elm Park Road Reading RG30 2TJ

PL/24/0380 | New dropped kerb, and erection of a part single and part three storey extension to the rear, including loft conversion with roof lights and two front dormer windows to enlarge the existing two flats | 539 Basingstoke Road Reading RG2 0SH

PL/21/1250 | Proposed part single storey and part two storey side and rear extensions with a front dormer (amended description). | 541 Basingstoke Road Reading RG2 0SH

7.0 SUMMARY AND CONCLUSION

7.1. The proposal embraces the objectives of the NPPF, Reading Local Plan and Supplementary Planning Document (SPD). The applicant respects and understands the Reading SPD document requirements for dormer design criterias; however, he also recognizes how valuable space the proposed dormer would create to his tenants and improve their daily life. The applicant kindly requests to to consider the weight of the proposed space while considering its effect to the character of the area.

7.2 The design approach has been used to develop a scheme which respects and complements the established character of the area.

7.3 The design of the proposed rear dormer, scale, height and appearance are comparable with others in the area and respect the amenities of both neighbours.

7.4 The presumption in favour of sustainable development and making effective use of land is engaged.

7.5 Should additional information, clarification, revision or drawing be required to progress and to turn it into an acceptable scheme, please do not hesitate to contact Express Planning Ltd.

