

DESIGN AND ACCESS STATEMENT:

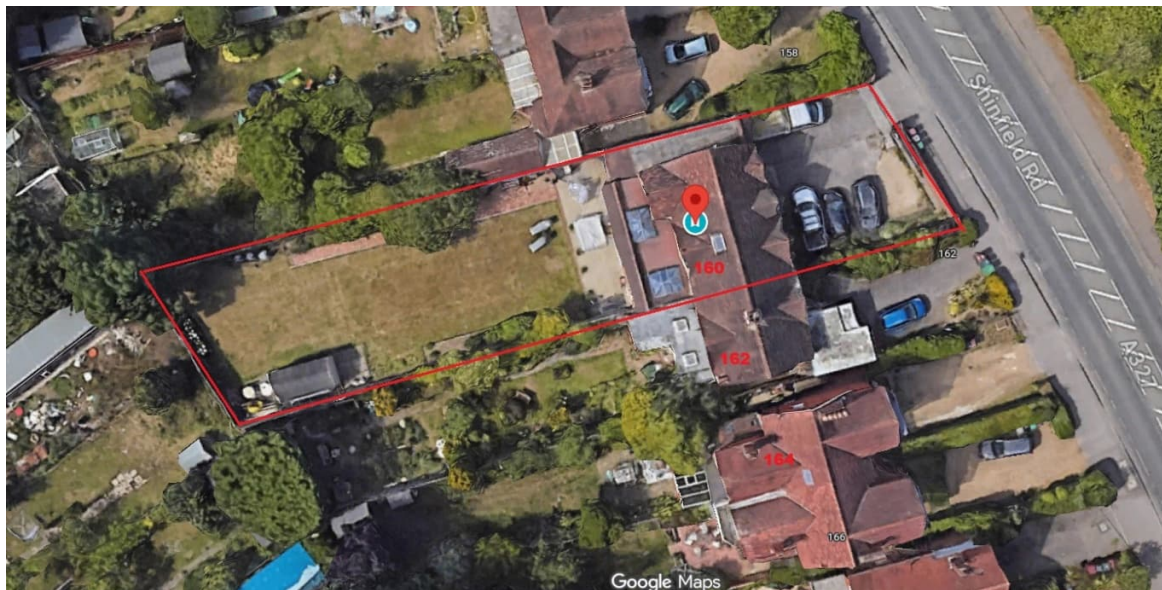
Property Address: 160 Shinfield Road, Reading RG2 7DT

Proposal:

Front Porch Modification and Extension

1. Introduction & Site Context

This statement is submitted in support of a householder planning application for the modification and enlargement of the front porch at 160 Shinfield Road. The property is a semi-detached dwelling set back significantly from the highway. The current front garden is approximately 15m deep and 13m wide, providing a substantial buffer that allows for modest front-facing modifications without impacting the openness of the street scene.



2. Existing house:

It is a semi-detached house, one living room, garage and kitchen dining room one the ground floor. 3 bedrooms and family bathroom in the first floor, please refer to the existing drawings for detail.



Existing front elevation showing the existing porch, this also show the ample size of front garden and drive



Existing back garden



Existing rear elevation

2. The Proposal

The applicant seeks to modify the existing porch, which was previously open to the elements, into a functional, fully enclosed entrance. The proposal involves increasing the footprint to provide better utility while maintaining a design that is wholly sympathetic to the original host dwelling.

Proposed Dimensions:

- **Width:** 2.7 metres
- **Depth:** 2.5 metres
- **Height:** 3.55 metres (to the ridge)

3. Design Principles and Character

The design has been carefully considered to respect the local character and the specific architectural language of the house:

- **Symmetry and Alignment:** As demonstrated in the **Proposed Front Elevation (Drawing 2025160-013)**, the new porch is designed to follow the centre axis of the

existing front dormer. By maintaining this vertical centre line, the proposal respects the property's existing symmetry and "character matching."

- **Scale and Subordination:** Although the height and depth exceed Permitted Development limits, the ridge height of 3.55m ensures the addition remains subordinate to the main roofline. The pitch of the roof has been designed to match the existing pitch style of the host dwelling.

4. Materials and Energy Efficiency

To ensure visual harmony and long-term sustainability, the construction will follow modern building standards:

- **Walls:** Facing brickwork to match the existing house in colour, texture, and bond. The walls will be constructed as **fully insulated cavity walls**.
- **Roofing:** Roof tiles to match the existing colour and profile. The roof will be **fully insulated**.
- **Sustainability:** By enclosing the previously open porch with high-performance insulation, the proposal will significantly improve the property's thermal envelope. This modification is intended to increase the **EPC (Energy Performance Certificate) performance**, reducing heat loss at the primary entrance and saving energy in the long term.

5. Local Precedent and Comparison

Consideration has been given to the surrounding context. Specifically, the adjacent property at **No. 162** features a front extension with a depth of approximately 7m.

In comparison, the proposed porch at No. 160 has a depth of only 2.5m. This is a modest and proportional addition that sits well within the established building line for this specific section of Shinfield Road. Given the 15m garden depth, the modest nature of this proposal is further emphasised.

6. Access and Amenity

The proposal does not alter the primary pedestrian access to the property. The modification aims to improve the thermal efficiency of the home and provide a secure, sheltered entry point. There will be no impact on the privacy or daylight of the neighbouring properties due to the single-storey nature of the porch and the generous spacing between dwellings.

7. Compliance with Local Planning Rules

The proposal has been designed in accordance with the **Reading Borough Local Plan (2019)** and the **Design Guide to House Extensions SPD (2021)**.

- **Policy H9 (House Extensions):** This policy requires extensions to respect the character of the host dwelling and the surrounding area in terms of scale, location, materials, and design.
 - o *Compliance:* By using matching bricks and roof tiles and maintaining a ridge height of 3.55m, the porch remains a subordinate and sympathetic addition.

The design follows the existing vertical axis of the front dormer, preserving the architectural "rhythm" of the house—a key requirement for maintaining local character.

- **Policy CC8 (Safeguarding Amenity):** This policy ensures that development does not have a detrimental impact on neighbors, specifically regarding "visual dominance" and "overlooking".
 - *Compliance:* Due to the significant 15m setback of the front garden and the single-story nature of the porch, there is no risk of overshadowing or loss of privacy for neighboring properties.
- **Energy Efficiency & Sustainability:** The Council's **Sustainable Design and Construction SPD** encourages improvements to the thermal performance of existing buildings.
 - *Compliance:* Replacing the existing open-to-the-elements porch with a fully insulated cavity wall structure and insulated roof directly aligns with the Council's sustainability objectives by improving the home's thermal envelope and EPC performance.
- **Local Precedent (Shinfield Road):** Planning history for this section of Shinfield Road (including nearby approved front extensions at No. 84 and No. 162) demonstrates that modest front extensions are acceptable where they do not obstruct the established building line. Given the generous depth of the site, a 2.5m projection is considered modest and appropriate for this location.

8. Conclusion

The proposal represents a high-quality, sympathetic addition that follows the existing architectural axis of the house. It uses matching materials, respects the local building line, and provides clear environmental benefits through improved insulation. We believe this modest 2.5m extension is appropriate for the site and aligns with Reading Borough Council's policies regarding residential extensions and sustainable development.

If you have any further questions regarding this application, please do not hesitate to contact me.

Many thanks for your help

Best regards

RAY ART ARCHITECT