



Design & Planning Statement

For

Proposed front ground floor extension, side bay window, and side extension following demolition of existing storage, C3 use.

Site Address

61 Ambrook Road, Reading, RG2 8SJ

Prepared by

www.maskan.uk

2 Jan 2026

Design and Access Statement / Planning Statement

Application Title

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Site Address

61 Ambrook Road, Reading, RG2 8SJ

1. Introduction

This Design and Access Statement and Planning Statement has been prepared to support a householder planning application for proposed extensions and alterations at 61 Ambrook Road, Reading.

The statement explains the **design rationale**, **access arrangements**, and **planning considerations**, and demonstrates how the proposal accords with the **Reading Local Plan (2019)**, relevant **Supplementary Planning Guidance**, and the **National Planning Policy Framework (NPPF)**.

2. Site Description and Context

The application site comprises an existing residential dwelling located within an established suburban residential area of Reading. The dwelling is of an **older housing typology**, characterised by a **relatively large front garden**, a modest side garden, and an underutilised single-storey storage structure located toward the front of the plot.

The surrounding area is predominantly residential, with a mix of similar dwellings that have undergone incremental extensions, including **front ground floor extensions, enlarged porches, and bay windows**.

The site:

- Is **not listed**
 - **C3, residential use**.
 - Is **not within a conservation area**
 - Is **not affected by Tree Preservation Orders (TPOs)**
 - Contains no protected and no trees
-

3. Proposed Development

Planning permission is sought for:

- A **front ground floor extension**
- A **side extension**
- The introduction of a **side bay window**

- **Demolition and relocation of an existing underused storage building**, integrated with the main dwelling
- Associated **internal reconfiguration**

The proposal is modest in scale and designed to remain subordinate to the host dwelling.

4. Design Statement

4.1 Design Principles

The design is informed by the following principles:

- Responding positively to the **character and pattern of development** in the surrounding area
- Improving the **functionality and liveability** of the dwelling for a modern family
- Enhancing the **visual appearance** of the property through modest architectural uplift
- Making efficient use of **underutilised internal and external space**

4.2 Layout and Internal Reconfiguration

The existing dwelling no longer meets the needs of the current household, comprising **two parents and two young children**. The house is constrained by:

- Only **one bathroom**

- No ground floor WC
- Inefficient internal circulation
- Weak relationship between kitchen, family space, and garden

The proposed layout allows for:

- Provision of an **additional WC**
- Improved **kitchen and family living area**
- Better parental supervision of children
- Improved natural light and spatial flow

The relocation of the underused storage building from the front to the side/rear enables a more coherent internal arrangement and improved external amenity.

4.3 Scale, Massing, and Appearance

The front extension, porch enlargement, and side bay window are proportionate and consistent with nearby development. Similar design features already exist on neighbouring and nearby dwellings, establishing a clear **local precedent**.

The proposed bay window introduces articulation and visual interest to the elevation, contributing positively to the street scene while remaining sympathetic in scale and materials.

The front landscaped area and newly created semi-enclosed courtyard-style spaces enhance depth, openness, and visual connectivity between internal and external spaces.

5. Access Statement

The proposal does not alter the existing vehicular or pedestrian access arrangements to the site.

Inclusive access principles have been considered, and the internal reconfiguration improves ease of movement and functionality within the dwelling. No adverse impact on highway safety or accessibility will arise as a result of the proposal.

6. Impact on Character and Amenity

6.1 Character and Appearance

The development accords with:

- **Reading Local Plan Policy CC7 (Design and the Public Realm)**, which requires development to be of high design quality and respond positively to local character.
- **Policy DH1 (Residential Development)**, which supports well-designed extensions that respect the scale and appearance of the host dwelling.

The proposal reflects an established pattern of extensions in the area and will integrate comfortably within the existing street scene.

6.2 Residential Amenity

The proposal has been designed to avoid unacceptable impacts on neighbouring properties, in accordance with **Policy DH1**. There will be no undue:

- Loss of privacy
 - Overlooking
 - Overshadowing
 - Loss of daylight
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7. Landscaping and Trees

The proposal retains and enhances the existing front landscaped area and introduces additional usable outdoor space that benefits the household, particularly young children.

As there are no trees or protected trees TPOs affecting the site, the proposal fully complies with **Local Plan Policy EN13 (Trees, Hedges and Woodlands)**.

8. Planning Policy Context

The proposal has been assessed against the following key policy documents:

National Planning Policy Framework (NPPF)

- Section 12: Achieving well-designed places

- Support for high-quality design and efficient use of land

Reading Borough Local Plan (2019)

- **CC7 – Design and the Public Realm**
- **DH1 – Residential Development**
- **EN13 – Trees, Hedges and Woodlands**

The proposal fully complies with these policies by delivering a well-designed, proportionate extension that enhances the dwelling without harm to neighbours or the wider area.

9. Conclusion

The proposed development represents a **well-considered, policy-compliant improvement** to an existing dwelling that no longer meets modern family living requirements.

It:

- Responds positively to local character and precedent
- Improves internal layout and family functionality
- Enhances the appearance of the dwelling
- Protects neighbouring amenity
- Makes efficient and sustainable use of existing residential land

The proposal accords with the **Reading Local Plan**, national planning policy, and best practice design guidance. **Planning permission should therefore be granted.**

Kind regards,

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