



Design and Access Statement

23 Shepherds Lane

Introduction

This Planning Statement has been prepared in support of a planning application for the erection of an additional bedroom within an extended loft space at 23 Shepherds Lane, Reading, RG4 7JJ. The proposal seeks to provide additional residential accommodation while maintaining the established character of the dwelling and the wider streetscape, and without resulting in any adverse impact on neighbouring properties or the local environment.

Character of the Local Area

Shepherds Lane is characterised predominantly by one-and-a-half and two-storey residential dwellings, the majority of which are detached and set within generously sized plots. The prevailing roof form within the immediate vicinity is the gable roof, with several nearby properties incorporating hipped or Dutch-hipped roof designs.

The architectural character of the area is largely traditional, with dwellings commonly finished in dark red or brown roof tiles, and external walls comprising exposed red or brown brickwork, or white render, in some cases incorporating half-timbered detailing as a distinguishing feature.

Properties are generally well spaced, with generous building setbacks from the highway and moderate separation distances between neighbouring dwellings, contributing to an open and spacious residential environment.

No. 23 Shepherds Lane is located on a straight section of the road within a group of chalet-style bungalows. The dwelling reflects the scale, form, and appearance of its immediate neighbours and is consistent with the broader architectural language of the surrounding area. The property benefits from a gravelled front forecourt and a large, well-proportioned rear garden, which reinforces the low-density character of the street.

Site Description

The application site comprises a chalet bungalow with a gable roof, positioned at a generous distance from the public highway and aligned with neighbouring dwellings. The plot is broadly rectangular in shape, with pedestrian and vehicular access provided from Shepherds Lane at the front of the site, via gates located adjacent to the public footpath.

The site measures approximately 9.0 metres in width at the front, narrowing slightly to approximately 8.6 metres at the rear, with an overall depth of approximately 46 metres. The front elevation of the dwelling is set back approximately 8 metres from the highway.

The rear garden extends to approximately 21 metres in length, and the distance between the rear elevation of No. 23 and the nearest dwelling to the rear is approximately 38 metres, ensuring a high level of privacy and spatial separation. Off-street parking is provided within the front forecourt and is capable of accommodating up to three vehicles.

Proposal Description

The proposed development has been carefully designed to minimise any potential impact on neighbouring properties in terms of scale, massing, overlooking, and loss of amenity.

The proposal involves the construction of an additional pitched roof above the existing single-storey rear extension, enabling the creation of a new en-suite bedroom within the loft space. In addition, the existing side dormer is to be extended in order to provide sufficient internal space to accommodate a well-proportioned double bedroom, while maintaining a subordinate and sympathetic relationship to the host dwelling.

The scale and form of the proposed extension have been designed to respect the existing roofscape and to integrate harmoniously with the architectural character of the dwelling and surrounding properties.

Materials and Finishes

The architectural character of the surrounding area is defined by the use of traditional materials, including red brick, tiled roofs, timber detailing, and occasional half-timbered elements.

The proposed extension has been designed to reflect this established character through the use of matching roof and wall tiles, together with timber cladding, continuing the material palette already employed on the existing rear ground floor extension. This approach ensures visual continuity and a cohesive appearance between the existing and proposed elements of the building.

The proposal includes the installation of new rooflights and a new narrow window, which are positioned to enhance the provision of natural daylight to the ground-floor kitchen and dining area without giving rise to overlooking or privacy concerns.

The new timber stud walls and roof structure will be constructed to a high standard of insulation, thereby improving the overall thermal performance and energy efficiency of the dwelling.

Landscape and Parking

The proposed development will not result in any changes to existing parking arrangements, and the level of off-street parking provision will remain unchanged.

No alterations are proposed to the existing landscaping within either the front or rear gardens. The development therefore preserves the established green and open character of the site and its surroundings.