

DESIGN & ACCESS STATEMENT

Property: 6 Larissa Close, Tilehurst, Reading, RG31 6LE

Applicants: Mr & Mrs Knights

Date: March 2025

Local Planning Authority: Reading Borough Council

LMAD Architectural has been instructed by Mr & Mrs Knights of 6 Larissa Close, Goring-on-Thames, Reading, RG31 6LE, to prepare and submit a house holder planning application for a first-floor extension over the existing garage and a rear part single storey flat roof extension, part first floor extension. The proposal seeks to improve living conditions through modest upgrades, while complying with local and national planning policies. Due to the nature of the document some elements may be repeated in the various sections of this report.

Existing Property



Main House- Front Elevation- Existing

The property is a detached family home, located within a quiet, built-up residential cul-de-sac at the end of a private road. It benefits from a private driveway, front and rear gardens and an integral single storey garage, with external access from the driveway.

The surrounding area is predominantly residential in character, with no listed buildings, conservation area designations, or known environmental constraints affecting the site.

Design Proposal

The client design brief is to provide a design for bedroom space above the existing garage, rear single storey flat roof extension of the kitchen living dining space and rear first floor extension of existing bedrooms. The dwelling will remain a four-bedroom single family home due to internal conversion of existing bedroom 2 into a dressing room. Proposed materials to match existing.

The proposal seeks to improve living conditions through modest upgrades, while complying with local and national planning policies.

There will be minimal demolition of limited internal walls. All works are designed to be visually and physically in keeping to the host dwelling, using sympathetic materials. Precedent has been set for similar extensions at Larissa Close. The property will continue to be used as a private single-family dwelling. The internal upgrades serve to enhance domestic living space, supporting the day-to-day functionality of the home.



Rear Elevation- Existing

Amount & Scale

The 45-degree rule has been followed on ground and first floor (front and rear). The first first floor extension on the main elevation over the existing garage has also followed the precedent set by 3 Larissa Close (planning reference: PL/24/0773) for street scene continuity. The single storey rear extension is of flat roof design, so as to remain subordinate to the existing dwelling and neighbouring dwellings with no loss of light or privacy. The first-floor part rear extension is modest in size and maintains privacy for its inhabitants and neighbouring properties. The garage extension is to be built over the existing garage footprint.



3 Larissa Close (Planning Reference: PL/24/0773)

Materials

The existing dwelling is face brickwork, built under tightly fitted interlocking plain concrete tiles with pitched roofs and flat garage roof. Windows and doors are white uPVC. Soffits and fascia are white and rainwater goods are black uPVC. Proposed materials are to match existing.

Ecology

The site is in a built-up residential setting with the rear garden. All plants and trees are to be retained and unaffected in the rear garden bar removal of lawn to make way for the single storey rear extension. The dwelling poses no roosting opportunity for bats, due to the tight interlocking tiles, with none missing, bedded ridges and tightly fitted modern uPVC closed soffits. No Tree Preservation Orders (TPOs) apply to the site.

Birds and Nesting: no vegetation clearance is proposed. The ecological impact is considered negligible to low, with a potential net gain through planting enhancements in the front and rear garden.

An arboricultural method statement is not required based on the absence of tree-related impacts.

Drainage and Services: any new service routes will be positioned to feed into existing service roots.

Sustainable Enhancements

This proposal adopts a sustainable, energy-conscious approach:

- Solar Panel Installation
- Energy Efficiency: High-performance insulation, double/triple glazing, and low-energy fittings.
- Water Efficiency: Low-flow fittings and water-efficient WCs throughout.
- Waste Minimisation: Reuse of the existing footprints where possible, with minimal extra gain.
- Carbon Reduction: Supports home-based work and living, reducing travel emissions.
- Sustainable Drainage: Existing rainwater drainage maintained; no new hardstanding introduced. No change to existing permeable driveway/landscaping
- EV Charging Point: installed to exterior of existing garage

The above measures support RBC's climate change mitigation strategy.

Access & Parking

Existing pedestrian and vehicle access from the dwelling remains unchanged. No changes to accessibility levels or parking arrangements are proposed. No change to existing permeable driveway/landscaping.

Gardens and Landscape

The main house sits towards the front of the plot, looking on to the side elevation of a single storey garage with pitched hipped roof of the property opposite (8 and 16 Larissa Close whose main elevation is orientated perpendicular to 6 Larissa). There is therefore no impact on privacy of neighbouring properties.

The property is laid to lawn at the rear and benefits from a front garden partly laid to lawn planted with mature trees and shrubs, and a driveway with the single garage offering off-street parking for three cars. Further on street parking is available through Larissa Close.

Access to the rear garden is granted front and rear of the property and side access on the side of the dwelling.

Conclusion

Care has been taken to try and meet the client requirement and design brief. The proposed works are modest and compliant with local and national planning frameworks.

It has been carefully designed to:

- Enhance the usability and energy efficiency of the home.
- Protect the ecological and arboricultural value of the site.
- Maintain the character and appearance of the property in keeping with the existing street scene.

There are no adverse impacts on neighbours, trees, or the natural environment. We respectfully ask that Reading Borough Council support this planning application.

We trust that this statement and the accompanying plans and documentation provide sufficient clarity for the householder planning application to be validated and approved for the Knights Family.