

Reference: 25014.9.1_DAS_26.03.09

Project: House Alterations

Site Address: 22 St Peter's Avenue, Caversham, Reading, RG4 7DD

Document Title: Design & Access Statement

Date: 09/03/2026

1.0 INTRODUCTION & CONTEXT

This design and access statement is written as a supporting document for a Householder Planning Application with Reading Borough Council for alterations and improvements at 22 St Peter's Avenue, Caversham, Reading, RG4 7DD.

The proposals are being submitted on behalf of Angharad Griffith-Swain and Michael Armstrong who are the owner occupiers at the property. The applicants are seeking approval for these minor alterations to enhance and modernise the existing house to meet the needs of their growing family.

This statement is to be read in conjunction with the following drawings:

- 25014-PL-1 Location & Proposed Block Plans
- 25014-PL-2 Existing Floor Plans
- 25014-PL-3 Existing Elevations
- 25014-PL-4 Proposed Floor Plans
- 25014-PL-5 Proposed Elevations



Fig.1: Photograph of 22 St Peter's Avenue from the street.

2.0 LAYOUT

Minor alterations to the house layout are proposed, involving:

- Constructing a single storey porch to extend the entrance Hall
- Removing internal partitions to create an enlarged open-plan kitchen / dining space
- Converting a single bay of the existing double garage to serve as a playroom
- Reducing the size of the remaining garage bay to accommodate a utility room

3.0 AMOUNT

There is no significant change to the amount of dwelling floor area. The porch extension results in a 5.5 sq.m enlargement to the house gross internal floor area.

4.0 SCALE

There is no material change in scale proposed to the existing dwelling.

5.0 APPEARANCE

Minor external appearance alterations are proposed, involving:

- Constructing a single storey porch to extend the entrance Hall
- Replacing one garage door opening with a window and in-fill brickwork
- Replacing dining room window with enlarged sliding glazed door
- Replacing the existing dormer flat roof with a pitched roof

The materials to be used in the above-described external alterations will all match existing.

6.0 LANDSCAPE

There are no material changes to landscaping proposed.

7.0 ACCESS

There are no material changes to landscaping proposed.

8.0 CONCLUSION

We suggest that the development proposals within the application should be approved on the basis that all the alterations to the existing dwelling are all minor in nature, and do not present any adverse harm to neighbours privacy or the appearance of the existing dwelling.