

DESIGN AND ACCESS STATEMENT

38 LEA CLOSE, READING RG30 3NB

HISTORY:

The property is a detached 3-bedroom 2 storey semi-detached property and was built during the 1960's, of traditional construction with stock facing bricks and concrete tiles which sits on a very spacious corner turning plot.

THE PROPOSAL:

This is for the Demolition of a single Garage and construct a new Car Port, Cloaks & Store with 2 Bedrooms above to the side and Demolish ex Conservatory to the rear and construct a new Kitchen / Dining Area with Enlarged Bedroom above.

The overall gain in Bedrooms is 1, as the front 2 Bedrooms have been reconfigured to create a larger Bedroom and a larger Bathroom, with a Home Office off the Landing.







CAR PARKING:

The new Car Port together with the existing driveway will accommodate the parking in excess of 3 vehicles.

No 37

The pictures below, show that the proposal will not cause any loss of light on this property, nor will there be any overlooking.

The first-floor window is the mirror image of No 38 and is the Bathroom window.





View between the 2 driveways.

MATERIALS:

The new extensions will have facing bricks and roof tiles that match the existing.

FLOOD RISK:

The area is not subjected to any flood risk.

Alan Pitt

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Rev.A 17.04.26 Additional information added.