

Design & Access Statement

25 Courtenay Drive, Emmer Green

April 2026

Introduction

Applicant: Matthew Tarrant & Imogen Collins

Site Address: 25 Courtenay Drive, Emmer Green, RG4 8XH

Date: 06th April 2026

1. 25 Courtenay Drive is a residential dwelling house located in Emmer Green, a suburb of Reading on the border of South Oxfordshire.
2. The new owners of the property wish to add a single storey rear extension in order to improve the building's functional and visual amenity as a modern family home, in a manner in keeping with the character of the existing building and its setting.

Existing Site & Setting

3. No.25 is a dwelling house located on the south side of Courtenay Drive – a residential street located off the main road (B481) running north from Emmer Green to Sonning Common.
4. The property was constructed in the second half of the 20th century as a three bedroom, two storey detached building. Construction is primarily of red brick walls under a clay tile roof, with painted fenestration.
5. To the rear of the property lies a single storey detached garage of the same age and construction.
6. The house and garage remain largely unaltered, both internally and externally, from their original form and appearance.
7. Neighbouring properties on the street are predominantly detached, and of similar size and style.
8. Courtenay Drive is neither located within a Conservation Area or Area of Outstanding Natural Beauty.

Planning History

9. No previous planning applications for 25 Courtenay Drive have been registered with Reading Borough Council.
10. PL/02/0558 – 23 Courtenay Drive; in 2002 planning permission was granted for the erection of a new detached garage which lies on the boundary of No.25.

11. PL/16/2037 – 27 Courtenay Drive; in 2017 Planning Permission was granted for the erection of a two storey front extension, and conversion of garage to habitable accommodation.
12. Since 2000, multiple further properties on Courtenay Drive have been granted planning permission for extensions and other similar proposals.

Proposed Works

13. Planning permission is sought for a single storey rear extension linking the existing house and garage, as detailed on drawing nos:
 - 15601-211-B Proposed Plans
 - 15601-212-B Proposed Plans
 - 15601-221-B Proposed Elevations
 - 15601-222-B Proposed Elevations
14. The owners of 25 Courtenay Drive sought pre-application planning advice from Reading Council (ref. PL/25/1138) and the proposed scheme seeks to positively respond the report and subsequent correspondence with the planning officer.

Appearance

12. The proposed extension has been designed to be a sympathetic addition to the original building. Construction materials are to match the existing, whilst the maximum height of the proposed flat roof is significantly lower than that of the original garage roof ridge height, in order to ensure the extension remains visually subservient to the host dwelling.
13. The proposed work is located to the rear of the property, with minimal impact to the principal front elevation, or the wider street scene of Courtenay Drive.

Site Layout, Amount & Scale

14. The proposed extension links the house to the detached garage, with the existing external walls of the garage being retained in-situ, and only the pitched roof being removed and replaced.
15. The extension stays within the established building lines of the site by finishing flush with the rear wall of the existing garage in order to create a visually harmonious single structure, which remains well forward of the neighbouring detached garage (No.23).
16. Replacement of the existing pitched garage roof, and 140mm overhanging eaves detail, with a flat roof parapet and internal gutters ensures the proposed extension remains within the boundary line to both neighbouring properties.
17. Gross Internal Area (GIA) of the rear extension is approximately 37sqm, reduced from the plans discussed at pre-ap stage via the omission of a wrap-around side extension, and is considered to be

proportional to both the host dwelling (109sqm), extensive mature rear garden (535sqm), and neighbouring properties.

18. Viewed from No.23, which has fenestration on its western elevation, the external wall of the garage is retained, with only a short section of new infill brickwork visible where currently there is a full height wooden gate. The proposed reduction in height of 460mm from the existing garage roof ridge line ensures the structure will not be overbearing.
19. Viewed from No.27, the proposed extension is set well away from the main house, and is partially screened by two existing timber outbuildings.

Sustainability

20. The proposal features a 42sqm biodiverse extensive green roof, specified for its considerable ecological benefits, as well as to enhance the visual amenity of the extension when viewed from both the first floor windows of the host dwelling, and neighbouring properties.

Access & Landscaping

21. The ground area of the proposed rear extension is currently laid predominantly to hard landscaping in the form of a brick patio.
22. The front of the property is laid predominantly to hard landscaping which provides off street parking provision for multiple vehicles, in addition to the existing garage which is to be retained.
23. Access to the rear garden will be maintained by the proposed new double doors to the rear elevation of the existing garage. Access to the house remains unchanged from the existing.

Ecology & Arboriculture

24. No protected species have been identified that would be impacted by the proposed works. An independent *Preliminary Roost Assessment* of the existing site and proposed works, stating that no further investigation is required, accompanies this application.
25. There are no Tree Preservation Orders (TPOs) in place at 25 Courtenay Drive, or any neighbouring properties. An independent *BS5837 Arboricultural Report and Tree Protection Plan*, stating that vegetation in the immediate vicinity of the proposed development has no amenity or conservation value, accompanies this application. Subsequently to the issuing of the report, a palm tree (ref. T031) has been removed by the owners of No.27 Courtenay Drive.

Appendix – Photographs



25 Courtenay Drive – Existing



Rear Elevation - Existing