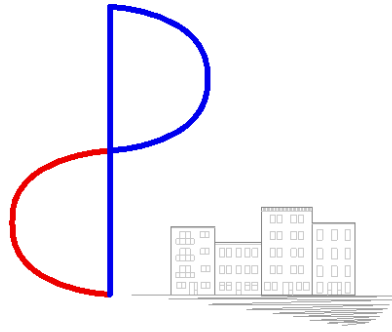




Christos & Sons

Building Solutions

Christos Papadopoulos

Dacre New Lane Hill

Reading RG30 4JN

email: christosandsons@gmail.com

mobile: 07919280260

Design and Access Statement

Proposed Development: Demolition of existing side extension and erection of a replacement single-storey side extension with similar width.

Site Address:

19 Tofrek Terrace,

Reading, RG30 2JS

1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for the demolition of an existing side extension and its replacement with a new single-storey side extension.

The statement explains the design principles and concepts that have informed the proposal, as well as how issues relating to access have been considered.

2. Site Description and Context

The application site comprises a three-bedroom mid-terrace dwelling located within an established residential area of Reading. The surrounding area is characterised by similar terraced properties, many of which have been extended or altered over time.

The site lies within a defined residential area where well-designed householder extensions are generally supported, subject to compliance with relevant planning policies.

3. Existing Development

The existing side extension is used for storage and is subdivided into two separate spaces of limited functionality and quality. The proposal seeks to replace this structure with a more practical and better-designed extension.

The dwelling will remain in use as a three-bedroom family home. The proposal is driven by the evolving needs of the household, which accommodates multiple generations. The existing arrangement does not adequately support modern family living, and the replacement extension will provide more flexible and functional space to better meet these needs while remaining proportionate to the property.

4. Proposal

The proposed development comprises:

- Demolition of the existing side extension; and
- Construction of a new single-storey side extension.

The extension will retain a similar width to the existing structure but will extend further in length. This modest increase enables:

- A larger and more functional storage area to the front;
- A central library/quiet room; and
- A dining area to the rear with direct access to the garden.

The additional length of the extension responds to the requirements of a multi-generational household, providing improved flexibility and usability of internal spaces.

5. Design Principles

Amount

The proposal represents a modest increase in built form through a limited extension in length. It remains proportionate to the host dwelling and accords with Policy CC7 (Design and the Public Realm).

Layout

The layout improves the internal arrangement and usability of the space, providing a logical transition from ancillary to habitable accommodation. This supports the aims of Policy H11 (Housing Quality).

Scale

The extension is single storey and remains subordinate to the main dwelling. The scale is appropriate to both the host property and surrounding context, in accordance with Policy CC7.

Appearance

The proposal has been designed to respect the character and appearance of the existing dwelling and surrounding area:

- Facing brickwork to match the existing property;
- Flat roof (warm deck) with single-ply membrane finish;
- Double-glazed uPVC windows and doors to match existing colour and appearance.

This approach is consistent with Policy CC7, which requires development to be of high-quality design that responds positively to its context.

Landscaping and Boundary Treatment

Existing boundary treatments will be retained, ensuring no change to the established character of the site.

An Arboricultural Method Statement (AMS) will be prepared to protect:

- The existing front garden tree; and
- Boundary hedging along the side.

This aligns with Policy EN12 (Biodiversity and the Green Network), ensuring that existing natural features are safeguarded.

6. Impact on Character and Appearance

The proposal replaces a substandard structure with a well-designed extension that integrates with the host dwelling.

Due to its modest scale, matching materials, and single-storey form, the development will preserve the character of the area in accordance with Policy CC7.

7. Impact on Residential Amenity

The development has been carefully designed to avoid unacceptable impacts on neighbouring properties.

Despite the increase in length, the single-storey scale ensures compliance with Policy H11 (Housing Quality), with no significant adverse impacts in terms of:

- Loss of light or overshadowing;
- Loss of privacy; or
- Overbearing impact.

Neighbouring amenity is therefore protected.

8. Access

Access to the Property

There are no changes to existing access arrangements.

Inclusive Access

The proposal maintains level access and does not introduce barriers to accessibility, in line with good design principles encouraged by Policy CC7.

9. Planning Policy Context

The proposal accords with the overarching principles of the National Planning Policy Framework, particularly:

- Section 12: Achieving well-designed places; and
- Supporting sustainable development.

At a local level, the proposal complies with policies of the Reading Borough Council Local Plan (2019), including:

- **Policy CC7 (Design and the Public Realm)** – ensuring high-quality, contextually appropriate design;
 - **Policy H11 (Housing Quality)** – safeguarding residential amenity; and
 - **Policy EN12 (Biodiversity and the Green Network)** – protecting existing natural features.
-

10. Conclusion

The proposed development represents a proportionate and policy-compliant enhancement to the existing dwelling. It improves internal functionality and replaces a poor-quality structure with a well-designed extension.

The proposal respects the character of the area, protects neighbouring amenity, and aligns with both national and local planning policy. It is therefore respectfully recommended for approval.

Yours Sincerely,

Christos Papadopoulos