



Design and Access Statement

Proposed Development: Single-Storey 4-Metre Rear Extension and Partial Garage Conversion to Habitable Accommodation for Elderly parent.

Site Address: 24 Fontwell Drive, Reading, RG30 4QR

Date: May 2026

1. Introduction & Site Context

This Design and Access Statement has been prepared in support of a householder planning application for the proposed development at 24 Fontwell Drive, Reading, RG30 4QR.

The application site comprises a two-storey residential dwelling situated within an established suburban residential area under the jurisdiction of Reading Borough Council. The surrounding neighbourhood is characterised by similar family dwellings set within regular plots, many of which have been altered or extended over time in a manner consistent with the evolving residential character of the area.

The property benefits from an attached garage, off-street parking, and a private rear garden. The site is well connected to local services, public transport, and community facilities, making it a sustainable residential location.

The proposal seeks to provide improved living accommodation through a modest rear extension and partial garage conversion to meet the needs of elderly family members requiring accessible ground-floor accommodation due to health and mobility considerations.



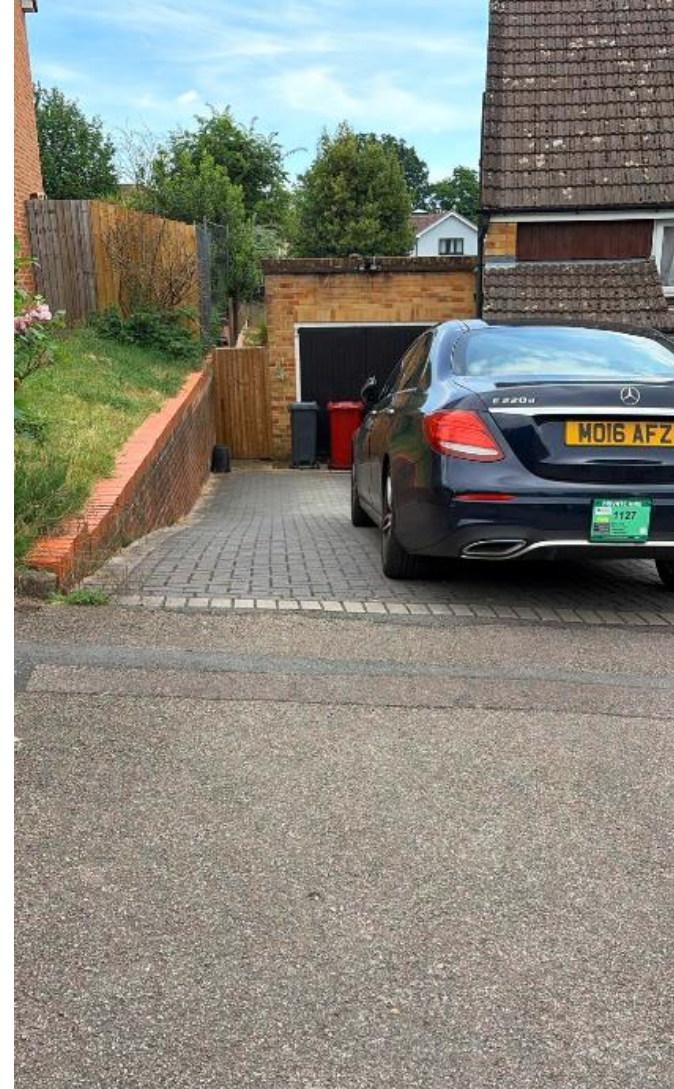
Front elevation of the house showing the existing garage and retaining wall.



Rear view of the house showing the existing garage, conservatory, and private rear garden.



Side alleyway providing access to the rear garden, including retaining wall and boundary fencing.



The site features varying ground levels between the neighbouring property, existing garage, and boundary fence, with the garage set at a lower level relative to the adjoining property.

2. Design Principles & Character

The proposed development has been carefully designed to respect the scale, appearance, and established character of the host dwelling and surrounding residential context.

The scheme comprises:

- A single-storey rear extension extending approximately 4 metres beyond the existing rear elevation;
- A partial conversion of the existing garage to create a ground-floor bedroom with an accessible en-suite bathroom;
- Minor alterations to the front elevation, including replacement of the existing double garage door with a smaller single garage door and matching brick infill.

Design Approach

The extension adopts a contemporary yet sympathetic architectural approach. A flat roof with parapet detailing has been selected to achieve a clean and understated appearance while ensuring the addition remains visually subordinate to the original dwelling.

The depth of the rear extension aligns with the existing garage projection, creating a coherent and balanced form that integrates naturally with the host property. Roof lights are incorporated within the flat roof design to maximise natural daylight within the new accommodation while maintaining privacy for neighbouring occupiers.

Materials rendering will closely match the existing dwelling in colour, texture, and finish to ensure visual continuity. Brickwork to the infilled garage section will be carefully selected to complement the existing facade and preserve the established street scene.

Accommodation for Elderly Relatives

A key principle of the proposal is the provision of safe, comfortable, and accessible accommodation for elderly parents with health and mobility needs. The ground-floor bedroom and en-suite arrangement will enable independent day-to-day living within a supportive family environment.

The design prioritises convenience, dignity, and accessibility through level internal access and an efficient layout tailored to the occupants' requirements.

Planning Policy Context

The proposal accords with the relevant principles of the National Planning Policy Framework (NPPF), particularly:

- **Section 8 – Promoting Healthy and Safe Communities**, by supporting housing adaptations that respond to the needs of older residents;
- **Section 12 – Achieving Well-Designed Places**, through a high-quality and contextually appropriate design solution.

The development is also consistent with relevant policies within the Reading Borough Local Plan, including:

- **Policy CC7 – Design and the Public Realm**, ensuring the proposal responds positively to local character and design quality;
- **Policy H10 – Housing for Older People and Vulnerable Groups**, supporting accommodation that enables independent living;

- **Policy TR5 – Car and Cycle Parking**, through the retention of adequate off-street parking provision.
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3. Access

Inclusive Access

The proposed accommodation has been specifically designed to provide improved accessibility for occupants with reduced mobility and health-related requirements.

The new bedroom and en-suite facilities will be located at ground-floor level with level transitions throughout, minimising barriers to movement within the home. The layout has been designed to facilitate ease of circulation and practical day-to-day use for elderly residents.

The proposal therefore represents a positive adaptation of the existing dwelling to support long-term independent living.

Parking and Highway Considerations

The development retains adequate off-street parking provision in accordance with Reading Borough Council standards. Although part of the garage will be converted to habitable accommodation, and the existing driveway will continue to provide sufficient vehicle parking capacity as shown in the proposed plans.

The proposal is not expected to generate any material increase in vehicle movements and will not adversely impact highway safety or parking conditions within the surrounding area.

Sustainable Transport

The site occupies a sustainable residential location with access to local amenities, public transport services, and pedestrian routes. The proposal relates to the adaptation of an existing family dwelling and does not alter the established transport characteristics of the site.

4. Environmental Sustainability & Privacy

Sustainability Measures

The proposed rear extension has been designed to make good use of natural daylight. Roof lights will allow more sunlight into the new living space, helping to reduce the need for artificial lighting during the day and creating a brighter and healthier indoor environment.

The extension has been designed in a compact and practical way to avoid unnecessary building work while still keeping a good-sized private rear garden for the family to use.

Materials used for the extension will match the existing house as closely as possible to ensure a consistent appearance and long-lasting finish.

Residential Amenity

The proposal has been carefully designed to avoid any harmful impact on neighbouring properties.

As the extension is single storey with a low parapet roof design, it will not appear overly large or cause significant loss of light or overshadowing to nearby homes.

The roof lights are positioned to bring natural light into the extension without overlooking nearby gardens or windows.

Overall, the development is in keeping with the surrounding residential area and maintains a good level of amenity for neighbouring residents.

Conclusion

The proposed single-storey rear extension and garage conversion at 24 Fontwell Drive represent a modest, well-considered, and policy-compliant form of residential development.

The scheme has been sensitively designed to integrate with the existing dwelling and surrounding character while delivering essential accessible accommodation for elderly relatives with health and mobility requirements.

The proposal accords with the objectives of the National Planning Policy Framework and relevant Reading Borough Local Plan policies relating to design quality, accessibility, residential amenity, and sustainable development.

Accordingly, it is respectfully requested that planning permission be granted.