

Planning, Design and Access Statement

Site: 12 All Hallows Rd, Caversham, Reading RG4 5LP

29 June 2026

Introduction

This Design and Access Statement has been prepared in support of a householder planning application for a single-storey rear extension to the existing dwelling together with a modest extension to the rear of the existing garage.

The proposals have been carefully designed to improve the functionality of the property while respecting the character of the existing dwelling, neighbouring properties and the surrounding residential area.

The Proposal

The application comprises:

- A single-storey rear extension to the dwelling.
- A small extension to the rear of the existing garage to provide additional garden storage.
- Replacement windows to the existing dwelling.
- Infilling of one existing rear window opening to facilitate an improved internal bathroom layout.
- Minor internal alterations associated with the improved accommodation.

No other external alterations are proposed.

Design

The proposed extensions adopt a simple contemporary design that remains clearly subservient to the existing dwelling.

The rear extension will be finished in black vertical timber cladding, providing a high-quality and durable external finish. Large aluminium bi-fold doors will create a strong connection between the internal living accommodation and the garden, while a flat roof incorporating a glazed rooflight will maximise natural daylight and maintain a low-profile form.

The extension to the rear of the existing garage has been designed as a modest addition to provide practical external storage. It will utilise matching materials, including black vertical timber cladding and a flat felt roof. Two large outward-opening doors will provide convenient access from the garden.

Replacement windows to the existing dwelling will improve both the appearance and performance of the property. The infilling of one rear window opening is a minor alteration required to improve the internal bathroom layout and will have no adverse impact on the overall appearance of the dwelling.

Scale and Impact

The proposed extensions are modest in scale and are located to the rear of the property where they will have limited visibility from the public realm.

The rear extension has been designed to align with the depth of neighbouring rear extensions, maintaining the established pattern of development within the locality. As a result, the proposal will

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not appear overbearing and will not result in any unacceptable loss of outlook, daylight or residential amenity to neighbouring occupiers.

The garage extension is a small ancillary addition for storage purposes only and will have no material impact on neighbouring properties.

Overall, the proposals are proportionate to the existing dwelling and preserve the character and appearance of the surrounding residential area.

Access

There are no changes proposed to the existing pedestrian or vehicular access arrangements.

The proposals retain the existing access to the dwelling and garage while improving the functionality of the internal accommodation. Access to the rear garden will be enhanced through the installation of aluminium bi-fold doors.

Planning Policy

The proposals have been developed having regard to the adopted Reading Borough Local Plan (2019) and the relevant provisions of the National Planning Policy Framework.

In particular, the proposals accord with:

- **Policy H9 – House Extensions and Ancillary Accommodation**, by providing a well-designed, subordinate extension that respects the existing dwelling and neighbouring properties.
- **Policy CC7 – Design and the Public Realm**, through the use of high-quality contemporary materials and a design that responds positively to its setting.
- **Policy CC8 – Safeguarding Amenity**, by ensuring there are no unacceptable impacts on neighbouring residential amenity in terms of outlook, daylight or overbearing appearance.

The proposals represent a modest enhancement to the existing property, improve its functionality and provide additional storage while preserving the character of the area and maintaining the amenity of neighbouring occupiers.

Conclusion

The proposed development represents a sensitive and proportionate addition to the existing dwelling. The extensions are modest in scale, utilise high-quality materials and have been designed to complement the existing property while remaining subordinate to it.

The proposals align with the established pattern of development in the surrounding area, will not have an unacceptable impact on neighbouring amenity and are considered to comply with the relevant policies of the Reading Borough Local Plan and the National Planning Policy Framework.