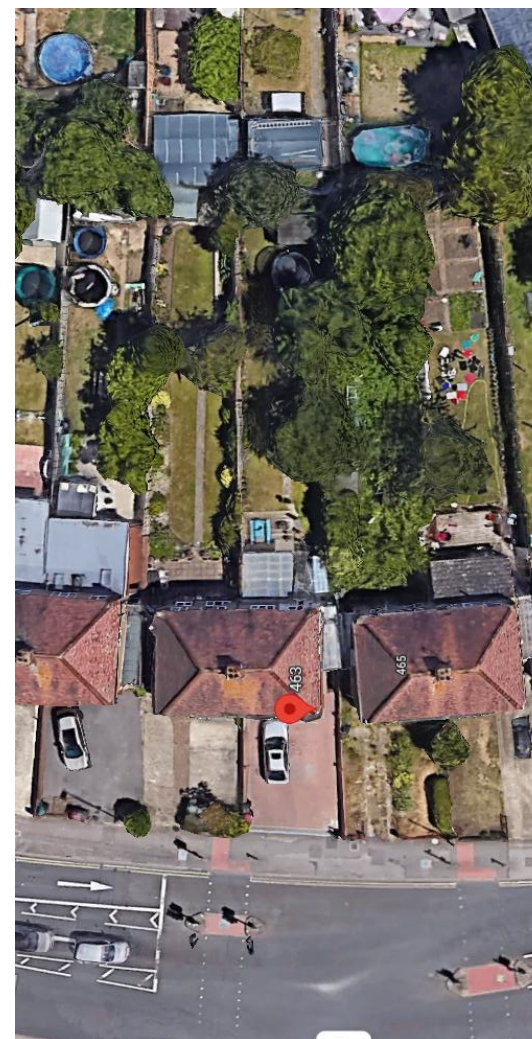




Design Statement
For
463 Basingstoke Rd
Reading RG2 0JF
Full-Planning Application for
Proposed Single Storey Rear Extension and Side Extension
Prepared by
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Planning Statement & Design and Access Statement (DAS)

Proposed Single Storey Rear Extension and Side Extension

Site Address:

463 Basingstoke Road
Reading
RG2 0JF

Applicant: Dr. Yagoob

Prepared by:

Walid Omeir PhD, MSc, BSc
Architect | Urban Design & Planning

1. Introduction

This Planning Statement and Design and Access Statement has been prepared in support of a Householder Planning Application for the construction of:

- A **single-storey rear extension extending approximately 6.0 metres** beyond the existing rear elevation.

- A **single-storey side extension approximately up to 1.4 metres wide** along the side elevation.

The proposal seeks to provide additional high-quality family accommodation while respecting the character of the existing dwelling and surrounding residential area.

The application has been carefully designed to comply with the objectives of national and local planning policies, maintaining the visual amenity of the street scene while significantly improving the functionality of the home.

2. Site Description

The application site comprises an existing **two-storey semi-detached dwelling** located on Basingstoke Road, Reading.

The surrounding area is predominantly residential and contains a mixture of semi-detached and detached family homes. Numerous neighbouring properties have already been extended over time, resulting in a varied but harmonious streetscape.

The property:

- Is **not located within a Conservation Area**.
- Contains **no trees protected by a Tree Preservation Order (TPO)**.
- Is not a Listed Building.

- Benefits from a generous rear garden capable of accommodating the proposed extension without creating an overdeveloped site.
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3. Planning History

Planning permission was granted in **2017** for a similar 6 meters extension at the same property ref: [PL/17/1609](#).

This previous approval establishes an important planning consideration demonstrating that the principle of extending the dwelling has already been accepted by the Local Planning Authority.

Furthermore, a number of nearby properties have undertaken comparable rear and side extensions, creating a well-established pattern of residential development within the locality.

The proposal therefore follows the existing character of development in the surrounding area.

4. The Proposal

The proposal consists of:

- A **6.0 metre deep single-storey rear extension** with a contemporary flat roof.
- A **single-storey side extension measuring approximately 1.4 metres in width**.
- Internal reconfiguration to create a more spacious, practical and modern family home.
- Improved kitchen and family living accommodation.
- Rationalisation of the existing circulation and outdated internal layout.

The external appearance remains sympathetic to the original dwelling.

5. Design Principles

The proposal has been designed to respect the scale, appearance and proportions of the existing property.

The extensions remain subordinate to the original building while creating a modern and functional internal arrangement suited to contemporary family life.

6. Design and Access Statement

Design

The existing dwelling contains an internal arrangement that reflects older housing standards.

The current kitchen, circulation spaces and toilet arrangements are now outdated and no longer provide the level of functionality expected for modern family living.

Dr. Yagoob and his wife have now settled at the property with their young family. As their family's needs have evolved, there is a clear requirement to provide improved living accommodation that better supports modern lifestyles, including larger open-plan family spaces and a more efficient internal layout.

The proposal therefore focuses primarily on improving the internal quality of accommodation rather than significantly altering the external appearance of the property.

The extensions provide:

- Improved family living space.
- Better natural daylight.
- Enhanced circulation.
- Modern kitchen and dining accommodation.
- Improved relationship between internal living areas and the rear garden.

Scale

The proposed extensions remain proportionate to the original dwelling.

The single-storey nature of the development ensures that it does not dominate the existing building or neighbouring properties.

Appearance

The design adopts simple architectural forms that complement the existing dwelling.

Materials have been selected to closely match the existing property, ensuring a cohesive appearance.

Access

The proposal does not alter existing pedestrian or vehicle access arrangements.

Safe access into the dwelling will remain unchanged.

The improved internal layout will provide enhanced accessibility and more practical circulation throughout the ground floor.

7. Materials and Appearance

The proposed development utilises materials that complement the existing dwelling:

- **Walls:** Red brickwork to closely match the existing dwelling.
- **Roof:** Flat roof construction.
- **Windows:** Double-glazed windows throughout, with obscured glazing where necessary to protect neighbouring privacy.
- **Rainwater Goods:** Black uPVC (or similar) to match the existing property.

These materials ensure the extension integrates successfully with the original house.

8. Residential Amenity

The proposal has been designed to protect neighbouring residential amenity.

The development:

- Will not result in unacceptable overlooking.
- Will not create significant loss of daylight or sunlight.
- Will not introduce unacceptable levels of overlooking due to the use of obscured glazing where appropriate.
- Will maintain reasonable outlook for neighbouring occupiers.

The extensions are typical of residential additions found throughout the surrounding area.

9. Character of the Area

The surrounding neighbourhood has experienced numerous residential extensions over recent years.

Rear extensions and side additions form an established pattern of development along Basingstoke Road and within the wider residential area.

The proposal reflects this established character and will sit comfortably within the existing built environment.

10. Sustainability

The proposal will comply with current Building Regulations and incorporate sustainable construction principles where practicable.

Measures include:

- High-performance thermal insulation.
- Energy-efficient double-glazed windows.
- Modern ventilation systems.
- Improved thermal performance.
- Reduced energy consumption.
- Improved comfort for occupants.

The proposal therefore contributes towards a more sustainable residential property.

11. Supporting Documents and Drawings

The application is accompanied by the following drawings and supporting information:

1. Site Location Plan
 2. Existing and Proposed Ground Floor Plans
 3. Existing and Proposed Elevations
 4. Existing and Proposed Roof Plan
 5. Existing and Proposed Block Plan
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12. Conclusion

This application seeks permission for a single-storey rear extension of approximately 6 metres together with a single-storey side extension of approximately 1.4 metres.

The proposal has been carefully designed to improve the quality of accommodation for Dr. Yagoob and his family while respecting the appearance of the existing dwelling and surrounding area.

The development:

- Preserves the character of the locality.
- Provides modern family accommodation.
- Uses high-quality matching materials.
- Protects neighbouring residential amenity.
- Incorporates sustainable construction principles.
- Is supported by an established pattern of similar development in the area.
- Is further supported by the previous planning permission granted for a comparable extension at the same property.

For these reasons, it is respectfully considered that the proposal constitutes sustainable development and planning permission is therefore requested.

For a professional planning submission, I would also recommend tailoring this document to specific Reading Borough Council policies (including the Local Plan and House Extensions SPD) and citing the relevant policy numbers to strengthen the application.

Kind regards,

Walid Omeir

PhD Arch, BSc Arch, MSc PM

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