

DESIGN STATEMENT

Site: **111 Linden Road, Reading, RG2 7EJ**

Proposal: **Construction of double-storey side extension with part double-storey rear extension and part single storey rear extension**

Date: July 2026

Revision: A

1.0 Introduction

This Design Statement has been prepared in support of the householder planning application for the double storey side extension and part rear extension and single storey rear extension at 111 Linden Road, Reading, RG2 7EJ (the 'Site'). This Statement sets out the background relevant to the application and provides an overview of the design development and rationale underpinning the proposed scheme.

2.0 Application Site

The application site is located in Reading and falls within Reading Council. The area is predominantly residential, comprising of two-storey terraced properties arranged in short terraces and semi-detached properties that are consistent in characteristics and urban typology. Linden Road architecturally appears a cohesive area and street.

No. 111 Linden Road comprises of a two-storey end-of-terrace dwelling which occupies a prominent corner plot at the junction of Linden road and Willow Gardens. By virtue of its corner position, the site benefits from a larger plot and a wider frontage than many neighbouring dwellings. This provides a more generous side garden and greater separation from adjoining development.

Architecturally, the dwelling is typical of its surrounding terraces, with a rendered principle elevation beneath a pitched gable roof. In addition to this, the projecting ground floor bay window finished with a mono-pitched roof, mirrors the detailing of the adjoining properties, ensuring a consistent appearance with the streetscape. The boundary of the site is defined by a hedge and timber fencing which also provides access to off-street parking.

The application site is not situated within any planning or environmental designations which would affect the property or this application.

3.0 Planning History

This application has been submitted following the submission, refusal and approval of earlier planning applications for this site.

Application 1

Reference	PL/12/1076
Date	2012
Description	Construction of 1 x 2 bedroom house adjacent to 111 Linden Road and single-storey rear extension to 111 Linden Road
Decision	Refused
Reasons for Refusal	<i>1. The application site does not have sufficient space to accommodate an additional dwelling as proposed</i>

	<i>without resulting in a cramped overdevelopment of the site. This would have a detrimental impact on the appearance of the site and therefore would fail to make a positive contribution to the character of the area contrary to policies CS7 and CS24 of the Reading Borough Core Strategy and policies DM10, DM11 and DM12 of the Reading Borough Core Strategy and SPG's 'Space around Dwellings' and 'House Conversions and Houses in Multiple Occupation'.</i> <i>2. The proposed development would fail to provide an adequate standard of accommodation due to the inadequate size of the living room and bedroom 1 and the inadequate amenity space contrary to policy CS7 of Reading Borough Core Strategy and SPG's 'Space around Dwellings' and 'House Conversions and Houses in Multiple Occupation'.</i> <i>3. The proposed development would have a detrimental impact on 111 Linden Road due to the inadequate private amenity space provided for this existing dwelling contrary to policy CS7 of Reading Borough Core Strategy and SPG's 'Space around Dwellings' and 'House Conversions and Houses in Multiple Occupation'.</i> <i>4. The proposed parking layout would result in on street parking/ reversing movements on Willow Gardens/ Linden Road, detrimental to road and pedestrian safety and the flow of traffic contrary to policy CS24 of the Reading Borough Core Strategy and policy DM12 of the Reading Borough Sites and Detailed Policies Document.</i> <i>5. The proposal fails to comply with policies CS9, CS20 and CS29 of the Reading Borough Core Strategy and policies DM3 and DM6 of the Reading Borough SPD in that it fails to make provision for a contribution towards provision for off-site transportation improvements, education and leisure facilities in the area made necessary by the proposed development and affordable housing provision.</i>
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Application 2

Reference	PL/14/0504
Date	2014

Description	Rear extension measuring 6m in depth, with a maximum height of 3m and 2.9m in height to eaves level
Decision	Prior Approval not required

Application 3

Reference	PL/14/0479
Date	2014
Description	Double storey side extension, part double storey rear extension and part single storey rear extension
Decision	Approved

Planning Application Reference: PL/14/0479

The proposed development closely reflects the scheme previously granted planning permission in 2014, with the primary distinction being a reduction in the overall massing and bulk of the building. The front elevation remains unchanged from the approved scheme, preserving the established architectural composition and appearance as viewed from the public realm. Amendments have been limited to the rear elevation, where the built form has been refined to reduce its overall scale and visual prominence. As a result, the current proposal represents a less intensive form of development than the previously approved scheme, while retaining the fundamental design principles and character of the consented development.



Image 1: Existing and Proposed front elevations from approved application PL/14/0479

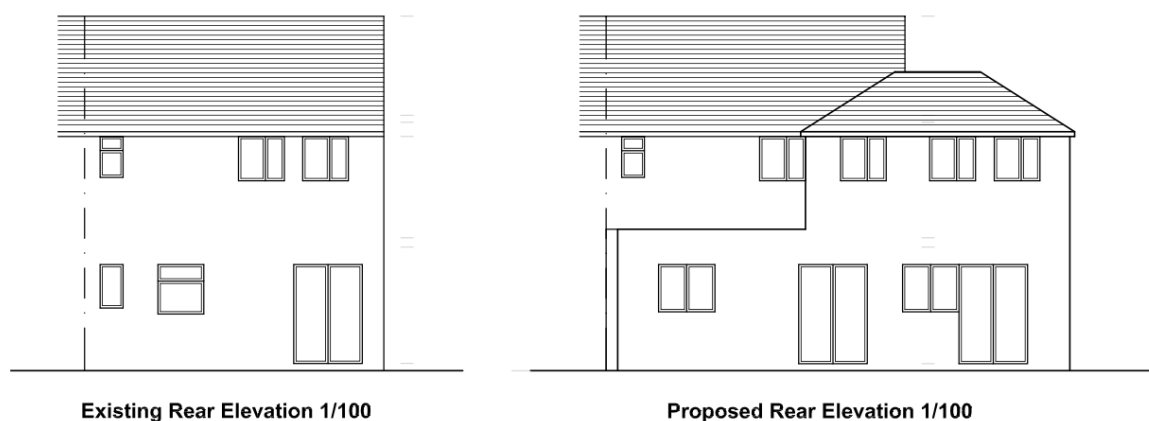


Image 2: Existing and Proposed front elevations from approved application PL/14/0479

4.0 The Proposal

The application proposal has been informed by the site's planning history and has evolved in response to the assessment of previous applications. In comparison with earlier schemes, this proposal has been refined to deliver a more proportionate form of development that response more effectively to the character of the site and its surroundings.

The overall scale of the proposal has been reduced to provide a spacious setting at the junction of Linden road and Willow Gardens with sufficient distance between the side extension and boundary fence. The design and layout of the proposal is subordinate to the existing dwelling and maintains uniformity with the street-scene

The proposal does not seek to build a separate dwelling which would exacerbate parking provision. The proposal does not seek to add additional bedrooms which also relieves the need for additional parking provision and vehicle turning space on Willow Gardens.

The single-storey rear extension has been reduced in overall scale and massing compared with the previous two extension applications, resulting in a less dominant form of development (application reference PL/14/0504 proposed a 6m extension whilst this application proposes 3.5m single storey rear extension).

Assessment of the proposal against the 45-degree guideline demonstrates that the extension does not infringe the guideline when assessed from any neighbouring habitable room window. The proposal is not considered to result in an unacceptable loss of daylight or outlook.

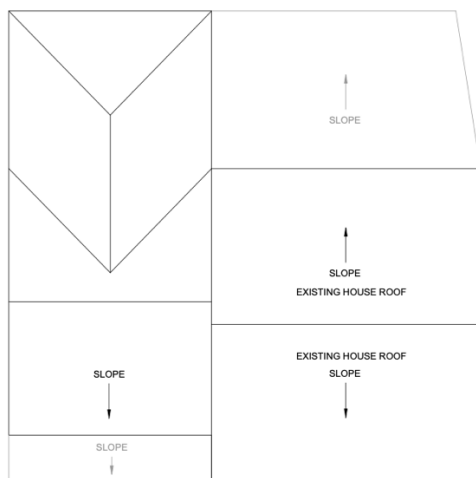
Notwithstanding the proposed extension, the property will retain a generous area of outdoor amenity that is sufficient and consistent with the character of surrounding

residential plots and will also provide greater amenity than its identical plot at no. 109 Linden Road.

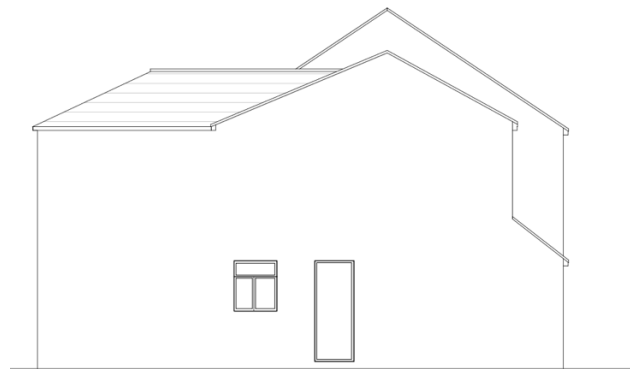
Flank Elevation

This application proposes its flank elevation in close resemblance to the previously approved application (PL/14/0479), thereby maintaining consistency with a form of development that the Council has previously found acceptable. In addition, the submitted roof design provides a larger uninterrupted roof plane, creating greater capacity for the installation of solar photovoltaic panels and thereby enhancing the proposal's sustainability credentials. The design and its angles will allow energy generation from sunrise through to sunset.

Whilst various options were explored, the submitted flank and roof design ensures the roof does not overbear the rear second-storey of the property nor its neighbour. While it is considered that the proposed scale, massing and bulk are appropriate and acceptable, any reduction in massing or bulk, should the Council deem it necessary, could be accommodated without affecting the overall planning objectives or functionality of the development.



PROPOSED ROOF PLAN



PROPOSED FLANK ELEVATION

Image 3: Flank and roof options explored

5.0 Conclusions

The proposed development has been informed by a thorough appraisal of the site's context and historical applications and has been designed to integrate appropriately with the existing dwelling and the established character of the surrounding area. The scale,

form, and architectural treatment of the extensions have been carefully considered to ensure a proportionate addition that safeguards residential amenity and delivers a high standard of design. Having regard to the relevant planning policy framework and the material considerations set out within this Statement, it is considered that the proposal represents an appropriate and well-designed form of development.