

Design and Access Statement

Single storey front and side extension
including garage conversion and chimney
stack removal

July 2026

8 Gurney Drive
Caversham
Reading
RG4 7LG



1

EXISTING

1.1 Site Location

This document is prepared on behalf of the owner of 8 Gurney Drive to support the proposals for a single storey front and side extension including garage conversion and chimney stack removal to create an additional bedroom, front entrance and dining area.

The site is located in Caversham, Reading and it is a very close proximity to The Height Primary school and Mapledurham Fields.

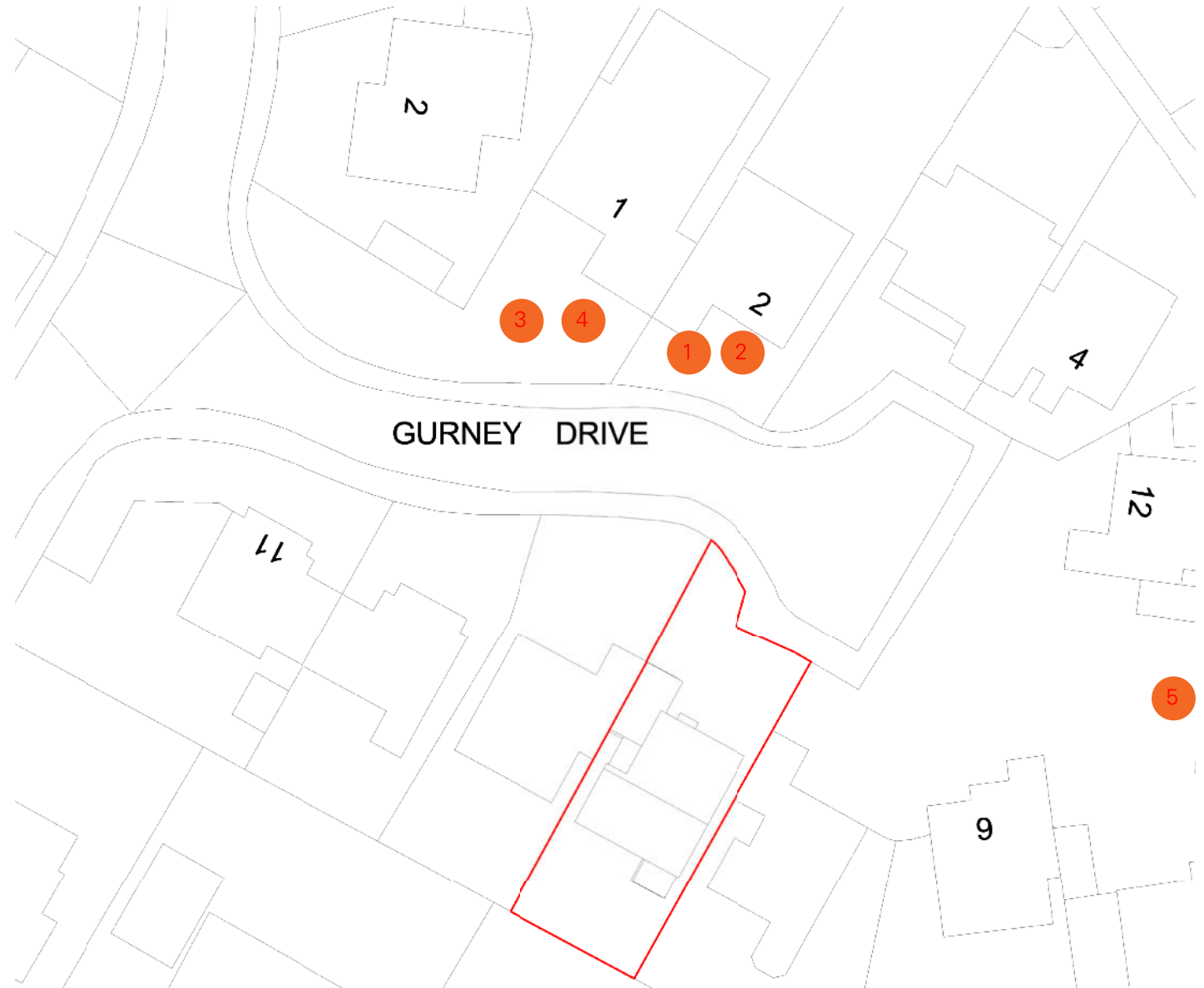
Existing house is a 2 bed bungalow.



1.2 Existing Site Photos



1.3 Local Planning Application



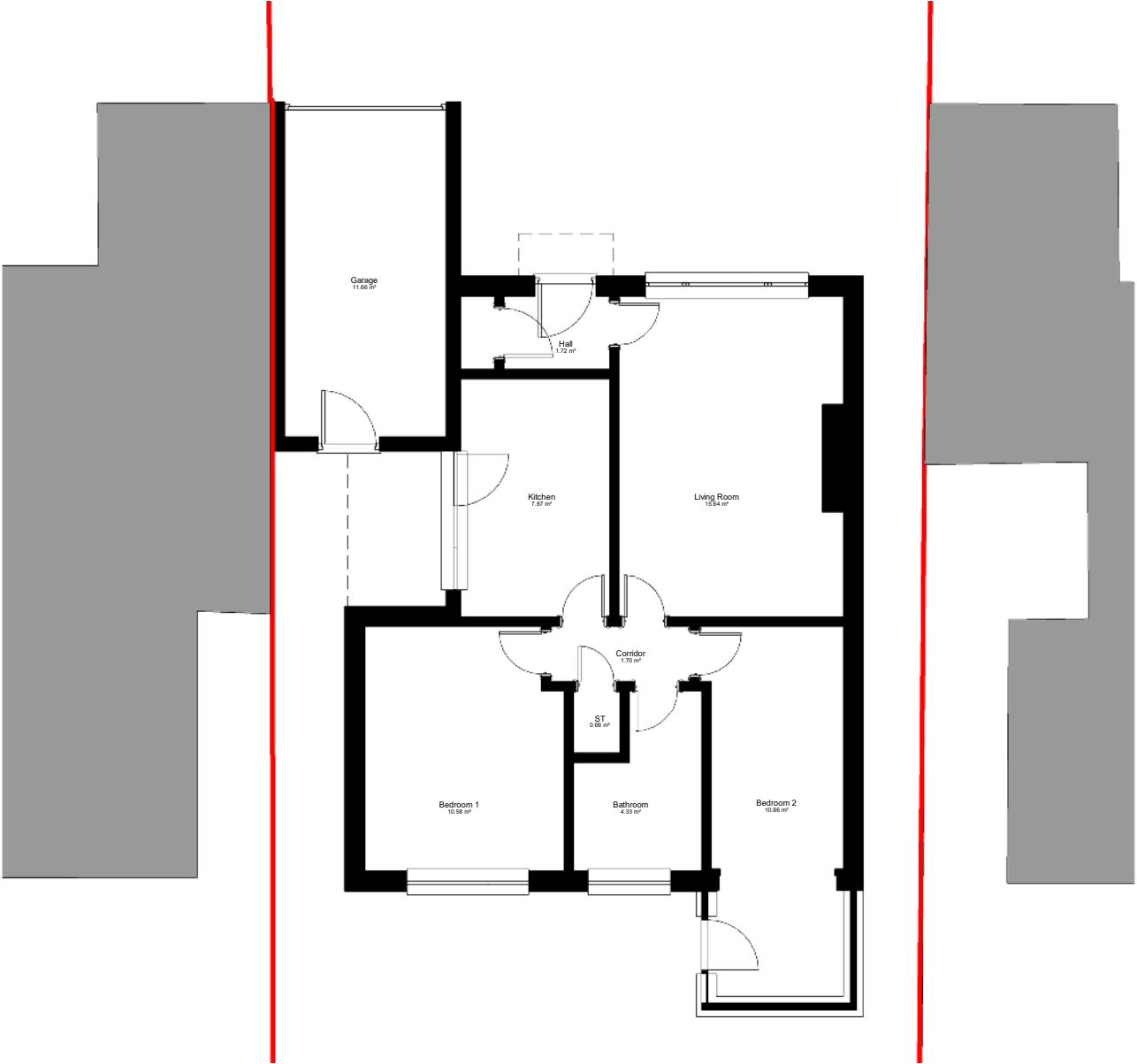
1.4 Local Planning Application

Reference number	Type of application	Details	Address	Date	Decision
1	Full planning permission	Single storey extension to side of property.	2 Gurney Drive Caversham Reading RG4 7LG	24/9/2002	Application Permitted
2	Full planning permission	Single storey rear extension and conservatory plus front porch and removal of chimney stack	2 Gurney Drive Caversham Reading RG4 7LG	01/8/2006	Application Permitted
3	Householder planning permission	Front porch	1 Gurney Drive Caversham Reading RG4 7LG	11/3/2015	Application Permitted
4	Householder planning permission	Single storey rear extension following the demolition of conservatories and erection of front porch	1 Gurney Drive Caversham Reading RG4 7LG	02/7/2018	Application Permitted
5	Householder planning permission	Single storey front and side extension including conversion of garage	12a Gurney Drive Caversham Reading RG4 7LG	09/12/2020	Application Permitted

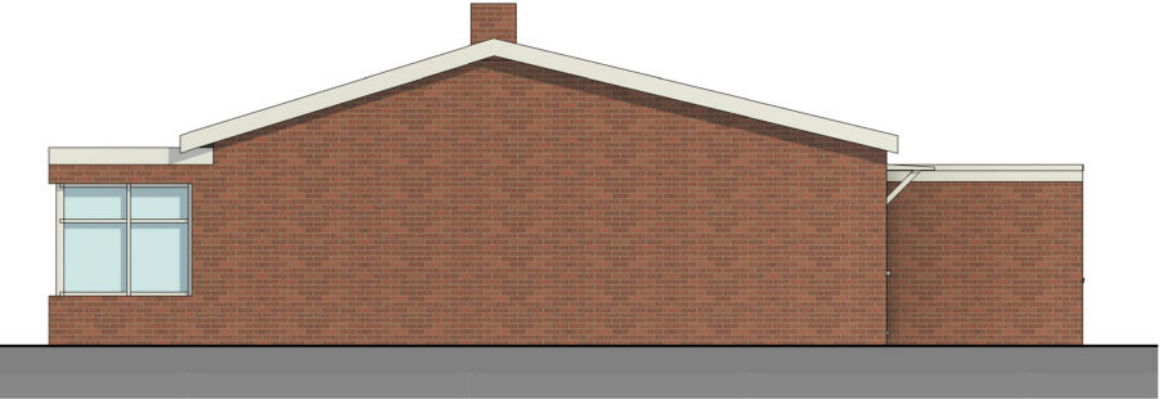
1.5 Properties nearby



1.3 Existing Floor Plan



1.5 Existing Elevations



2

PROPOSAL

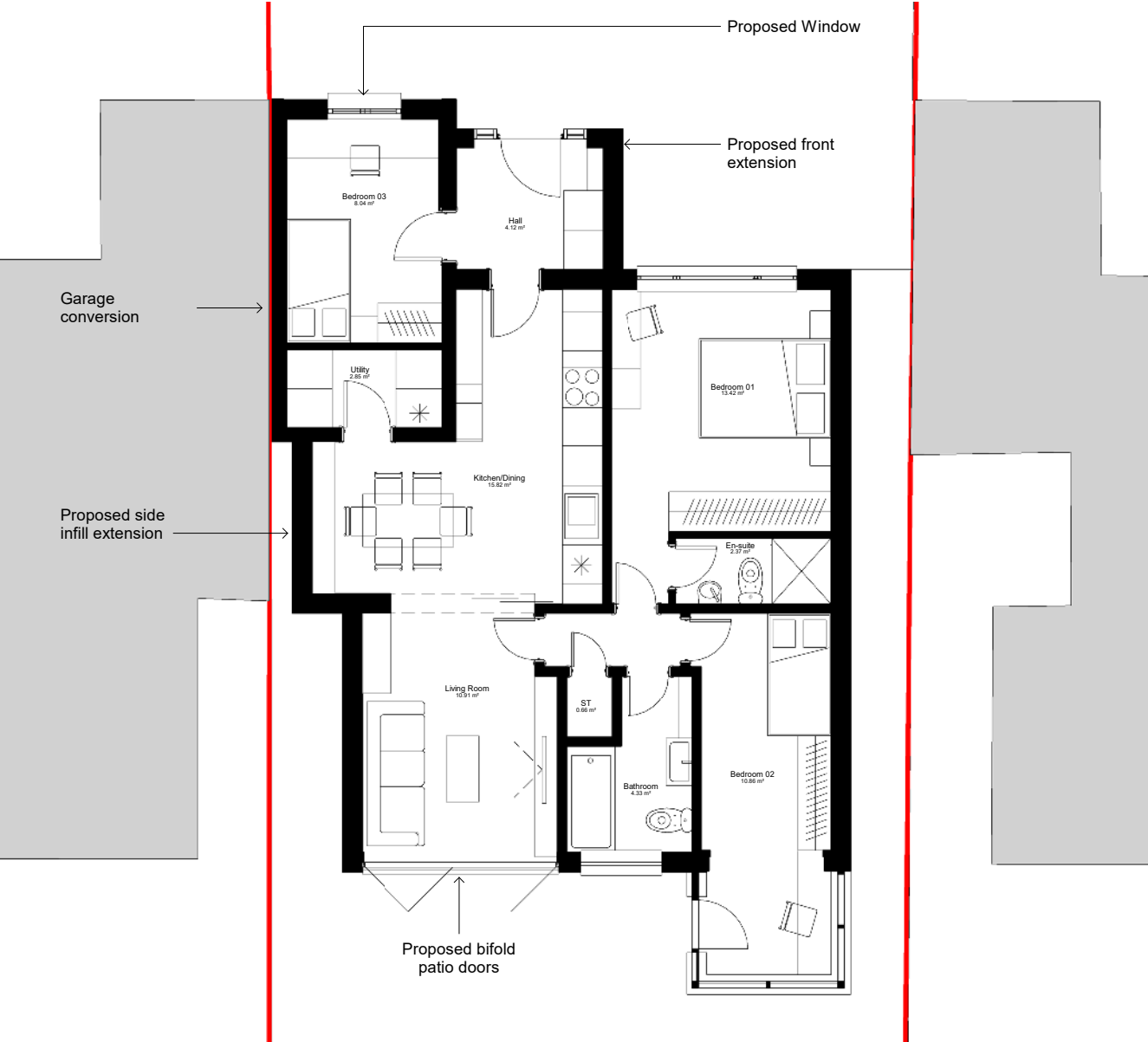
2.1 Proposed Site Plan

The proposed development seeks to create a single storey front and side extension including garage conversion.

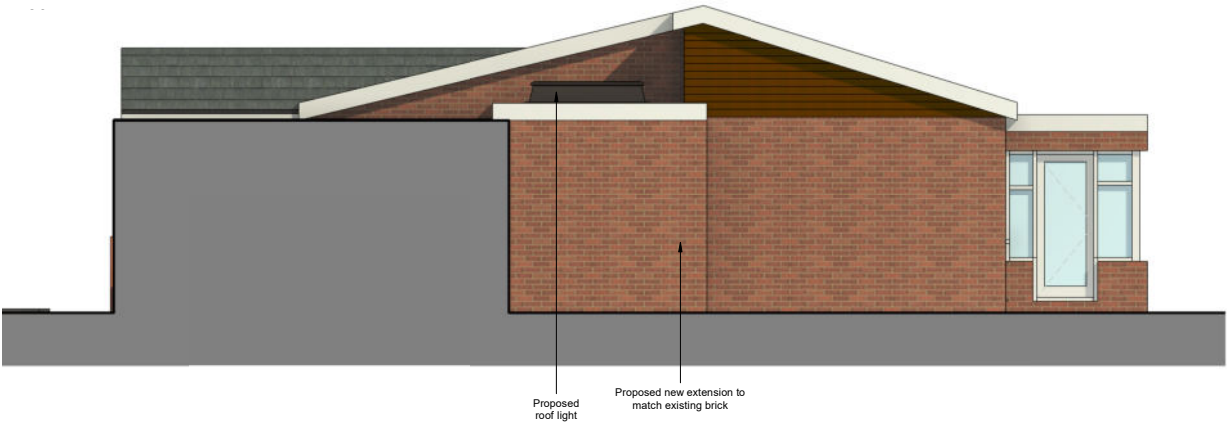
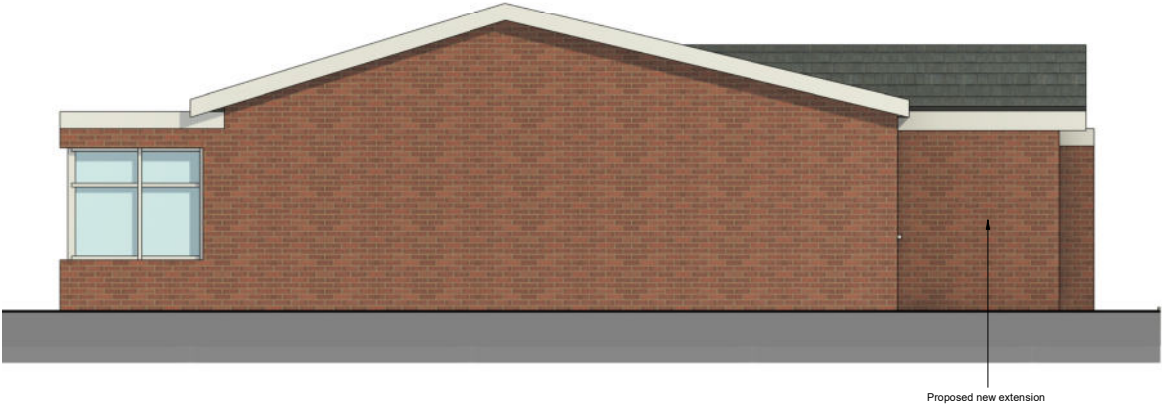
The proposal is designed sympathetically with the existing dwelling in terms of scale, form and materials, whilst maintaining the character of the surrounding streetscape.



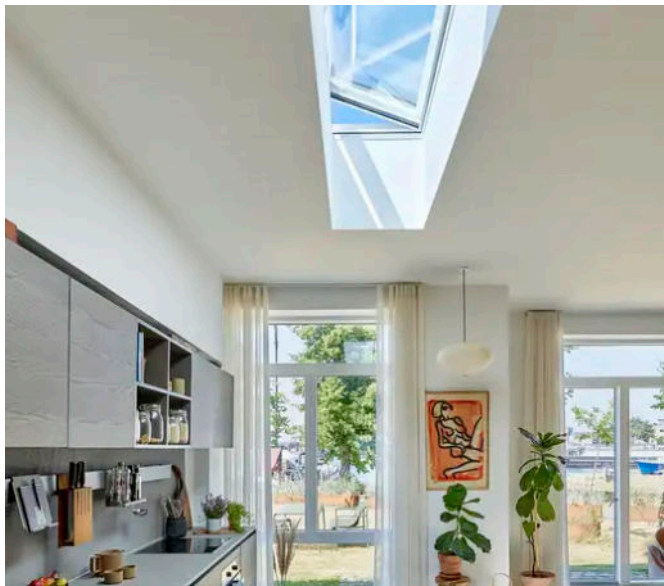
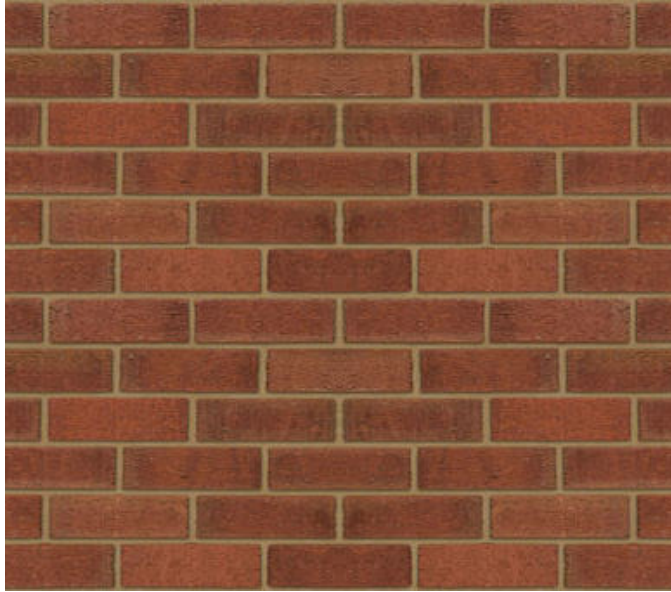
2.2 Proposed Floor Plan



2.3 Proposed Elevations



2.4 Proposed Materials



2.5 Conclusion

Overall, the proposal seeks to deliver a high-quality and well proportionate residential extension that enhances the usability and appearance of the existing bungalow.

2.6 Associated Drawings

The below drawings are to be read in conjunction with this document.

200708-GD-XX-A-DR-001-Location Plan
200708-GD-XX-A-DR-002-Existing Site Plan
200708-GD-XX-A-DR-003-Existing Floor Plan
200708-GD-XX-A-DR-003-Existing Ground Floor Plan
200708-GD-XX-A-DR-004-Existing Roof Plan
200708-GD-XX-A-DR-005-Existing Elevations
200708-GD-XX-A-DR-006-Proposed Site Plan
200708-GD-XX-A-DR-007-Proposed Floor Plan
200708-GD-XX-A-DR-008-Proposed Roof Plan
200708-GD-XX-A-DR-009-Proposed Elevations

