

DESIGN AND ACCESS STATEMENT

Householder Planning Application by Mr & Mrs Cousins

**11 Knowle Close
Caversham Heights
Reading
RG4 7LH**

Raising of eaves and ridgeline above existing garage and annexe room.



Prepared by Paul King
BA (Hons) Dip Arch RIBA

Aug 2026



RTPI
mediation of space · making of place



1. Background

- 1.1 This proposal seeks householder planning permission for a modest increase in height of the eaves and ridgeline above the existing garage and annexe room.



***Image 1: Aerial view of 11 Knowle Close, Caversham Heights
(not to scale)***

2. Planning Policy and History

- 2.1 The National Planning Policy Framework 2024 (amended 07 February 2025) is relevant and sets out the over arching framework against which planning applications should be assessed.
- 2.2 The approved Reading Borough Local Plan 2036 sets out planning policies for development.
- 2.3 Planning history
- PL/94/0525 – Side extension, replacement conservatory, enlarge garage (Approved)
 - PL/10/2132 – Remove existing polycarbonate roof to covered walkway and replace with solid roof (Approved)
- 2.4 The application site is not within the Green Belt or covered by any special planning designations.

3. Design and Access Statement

Response to Context

- 3.1 The application site is a single storey detached dwellinghouse located on the eastern side of Knowle Close. Knowle Close is a small residential development of originally 12 dwellings of similar design but, many have been improved or extended.

- 3.2 Vehicle and pedestrian access is taken direct from Knowle Close with off-street car parking to the front of the property and private gardens to the side and rear.
- 3.3 The application property is a typical late 1980s' dwelling which has seen minor additions but, the property still retains its original character and domestic appearance.
- 3.4 In accordance with the Environmental Agency Flood Map for Planning, the property is within Flood Zone 1 (low probability of flooding) therefore, a Flood Risk Assessment is not required.
- 3.5 The surrounding area is made up of similar single storey detached properties; some of which have been greatly extended or modified. The application site is surrounded by residential development on all four sides.



Image 2: Existing rear elevation

Use

- 3.6 The use of the property as a single-family dwelling will not change as part of this proposal.

Amount

- 3.7 The raising of the eaves and ridgeline would slightly increase the volume of the dwelling but, there would be no increase in the GIA or footprint. It is noted, the proposed ridgeline would not exceed the existing ridgeline of the dwelling.

Layout and scale

- 3.8 Currently, the ground floor layout includes a stepped access down into the annexe room and garage and this is reflected in the lower roof above. The intention is to raise the eaves and ridgeline to match the original dwelling to enable the floor to be raised to provide level access throughout; to future proof the property for long-term living. The existing floor to ceiling heights in the annexe are currently too low to allow the floor to be raised alone.
- 3.9 Whilst raising the roof would slightly increase the volume, the scale and massing of the proposed roof would replicate the existing and retain domestic in scale. It is noted, there are a number of properties in Knowle Close that have been greatly extended which sets an acceptable precedent for this proposal.



Image 3: View of existing front/side elevation showing the existing lower roof above the garage and annexe room

Landscaping

- 3.10 The raising of the eaves and ridgeline would be above the existing building footprint and would not affect the existing soft landscaping.
- 3.11 The application site is already mature and no further landscaping is proposed.

Appearance

- 3.12 The roof to be raised is already constructed in materials to match the existing dwelling and will be retained. The end result will be similar to that which already exists albeit, slightly higher.
- 3.13 The aesthetic and balance of the property will also be aligned and improved with a continued roof profile instead of the disjointed step down which currently exists.

Access and parking

- 3.14 The proposal is above the existing building footprint only which would not affect the existing access or car parking.

4. Sustainability considerations

- 4.1 The proposed work would involve new roof construction in accordance with the current Approved Documents and the ability to add ground floor insulation when raising the internal floor level. It would be a vast improvement over the existing construction.

5. Conclusion

- 5.1 In conclusion, this proposal seeks householder planning permission for raising the eaves and ridgeline above the garage and annexe room to enable a level finish floor to be created throughout the property.
- 5.2 The proposal is of a modest scale and has been carefully designed to avoid impacting on the setting, the character of the existing building or adjacent neighbours.
- 5.3 It is contended, many properties in the surrounding area have been greatly extended and sets a precedent for this modest proposal and should be supported.