

Addendum
to
Design & Access Statement

35 West Drive, Sonning, RG4 6GE

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Introduction

This statement has been prepared by Ascot Design Ltd for an application for removal or variation of a condition following grant permission issued on 1st October 2019, ref: 191205 (*Full planning application for the replacement dwelling with integral garage following demolition of existing dwelling, garage and outbuildings*).

The application is accompanied by the following drawings:

- 19 – J2717 – 01B (Site Plan)
- 19 - J2717 – 02A (Proposed Floor Plans and Elevations)

Which supersede previous drawings under condition no.: 2 Approved details:

- 19 – J2717 – 01A (Site Plan)
- 19 - J2717 – 02 (Proposed Floor Plans and Elevations)

1 The Site and Surroundings

Please refer to the original D&A statement

2 Design

It is proposed to introduce the following amendments to the approved scheme as follows:

- Front porch to be replaced with reconstituted stone portico in order to provide more covered space at the entrance.
- Rear lean to roof above ground floor to be extended to accommodate the balcony above.
- Two balconies added to the first floor bedrooms at the rear elevation with glazed balustrading.
- Two windows added, and balcony doors introduced at the rear elevation to replace previous windows. Windows and doors to be white finish.
- Front access revised by omitting one of the existing in & out drives.

(a) Use and Amount

The use and internal floor area remain unchanged.

(b) Layout

Please refer to the original D&A statement

(c) Scale

Scale of the house remain unchanged.

(d) Appearance

Proposed front stone portico will improve the front elevation which is predominantly brick.

Reconstituted stone for portico is to be the same in appearance as the approved stone sample for external stone cills.

(e) Landscaping

Omitted access drive is to be transformed & merged with proposed front garden – turf lawn.

3 Access

The existing and approved access from West Drive via the existing in & out drive configuration is proposed to be amended by omitting one of the drives.

4 Summary and Conclusions

We believe that the proposed amendments would improve the front area aesthetically by introduction of the larger front lawn, the feature stone portico. The entrance area and rear balconies would improve the quality of life of occupiers.