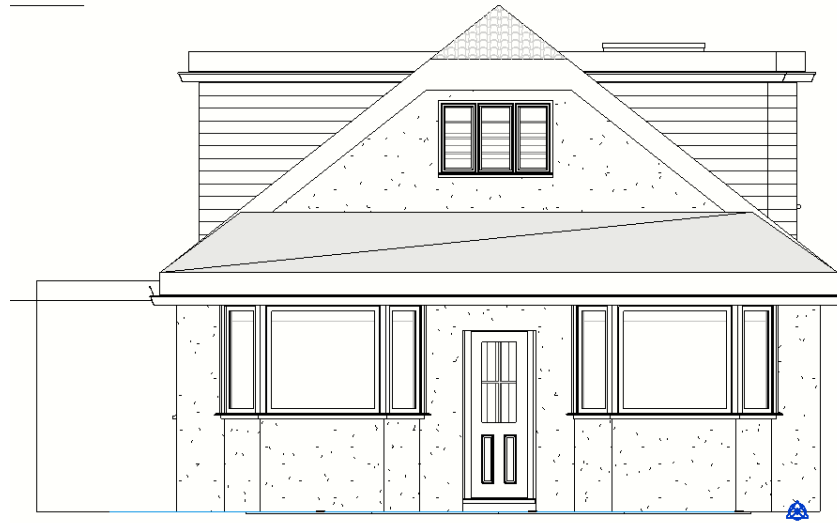




Proposed development for single rear
storey extension, with loft conversion
with dormer flat roof



JCEng Solutions (leng)
Email :info@jcengsolutions.com
Ph: 0741 1070270

Design & Access Statement

April 2025

Table of Contents

1.0 Introduction3

2.0 Site Description3

3.0 The Proposal4

 3.1 Use4

 3.2 Layout.....4

 3.3 Appearance and Scale.....4

 3.4 Landscape5

 3.5 Car Parking5

 3.6 Access5

 3.7 Overlooking.....5

4.0 Conclusion5

1.0 Introduction

This design access statement has been produced in support of an outline householder planning permission application for the single rear extension with loft conversion and change of fenestration. It should be read in conjunction with the other documents and drawings provided.

2.0 Site Description

The applicant site is within a predominant area of residential dwelling. This is a single-family dwelling with 2 bedroom and bathroom on the ground floor with living, kitchen and dining and car parking space in the front of the house.

The property itself is thus situated in a central location, on a mixed-use road amongst local services and amenities.

The application site is very well connected and benefits from a good level of sustainable local transportation links and connections. The nearest train station is Earley station Lane, which is 2.0 miles away, and minutes on public transport to the local town centre.

Schools are plentiful within walking distance, such as Beechwood school and the Berkshire school

The application site is not in a conservation area, and it is not a listed building.

The applicant site is not within the high risk of surface water flooding.



3.0 The Proposal

3.1 Use

The property is currently a C3 Use Class single dwelling house and is intended remain as it is.

3.2 Layout

The proposal was to create a suitable scheme to make good use of the site. The design has been carefully considered with regards to building footprint and height, location on the site, architectural approach, and the relationships and materials.

Like a lot of other developments along Woodlands Avenue the current owners are looking to extend to the rear and also into the attic of the building

The central entrance with the rooms and bathroom would remain in their current locations however the rear would be extended to provide a large open plan kitchen, dining and living area. In addition, the layout also accommodates a small study and utility room.

The rear facade has large bi-folding doors that open onto the rear garden. The dining area also has bi-folding doors allowing natural light and views from the kitchen.

A central staircase leads to the first-floor accommodation that provides three additional bedrooms. The bedroom facing the street has its own ensuite whilst the master bedroom facing the rear garden has a larger ensuite as well as a dressing room.

Natural light is brought into all the accommodation through openable roof lights. These are positioned at a high level to eliminate any risk of overlooking the neighbouring properties.

3.3 Appearance and Scale

Wall - Rendering

Window – upvc double glazed

Roof tiles – Redland tiles

The property's height will remain unchanged from its current ridge level. The design incorporates the existing roof space with a dormer at the front. The roof is extended to the rear to accommodate the additional bedroom, and flat roof dormers on either side of the ridge create an ensuite and dressing room.

These flat roof dormers are set back from the front of the property to maintain the bungalow feel of the street. The existing building features white rendered walls and a plain tiled roof, and these materials will be carried through to the new extension. The dormers will also be clad with plain tiles to match the roof

The depth and height of the additional first floor will not have an overbearing impact or cause a significant sense of enclosure, or loss of outlook from, or light to, principal windows of habitable rooms of neighbouring properties.

The proposed elements have been carefully considered to ensure the proposed changes are modest in terms of height, depth, and design. The proposal is clearly subservient to the host dwelling and there are other examples of extension of various sizes and designs in the surrounding street scene. Consequently, it can be considered that the proposal is likely to have an no impact on the character of the area.

Windows have been located to ensure that there is no overlooking into neighbouring residential properties.

3.4 Landscape

Soft landscaping with low level plantation with 6ft timber fence at the rear and side of the property side.

3.5 Car Parking

There are 3 off car parking spaces available to the front existing property but there is no parking restriction regulations in the vicinity of the site so overflow parking on the street would be unlikely to result in a highway safety impact.

3.6 Access

All newly constructed work, door openings, corridors, manoeuvrability within rooms are, and will be, in full compliance with Approved Document Part M.

3.7 Overlooking

The height and massing have been carefully considered. In addition, great care has been placed upon the location and design of windows, being mindful of the overall composition and to avoid overlooking too neighbouring dwellings and gardens.

4.0 Conclusion

The presence of rear extension and loft conversion is a common feature in a typical residential street. This is evidenced in the surrounding context, with some properties in the same street already having side extensions in situ. As such the proposal will not be out of context or have an in principle detrimental impact upon the building and surrounding character/street scene.

The proposed scale and use of materials result in a proposal that is subservient to and respects the character of the existing building, resulting in a modification that retains its overall proportions and architectural legibility.

No part of the extensions and alterations will be higher than the highest part of the host dwelling house.

We therefore believe the proposals should be supported as a positive contribution to the neighbourhood.