



DESIGN AND ACCESS STATEMENT

Proposal: Construction of a single-storey 3.5m rear extension with a parapet wall (3.0m total height), bi-folding doors, and roof skylights.

Site Address: 15 Carlton Cl, Woodley, Reading, RG5 4JS

Date: May 2026

1. Introduction & Context

This statement has been prepared to support the householder planning application for a single-storey rear extension at 15 Carlton Close, Woodley. The purpose of this document is to explain the design rationale behind the proposal and demonstrate how it respects the character of the host dwelling and the surrounding residential area.

The surrounding area is predominantly residential, characterised by similar properties with varying degrees of modern alterations and extensions.

2. Amount and Scale

The proposed development involves the construction of a single-storey rear extension extending **3.5 metres** beyond the original rear wall of the property.

- **Height:** The extension will feature a flat roof design enclosed by a parapet wall, reaching a maximum height of **3.0 metres**.

The scale of the extension is modest and entirely subordinate to the main dwelling, ensuring a significant amount of amenity space (garden) is retained to the rear.

3. Layout

The internal layout has been designed to improve the functionality of the home for modern family living. By extending 3.5m into the rear garden, the proposal creates a bright, open-plan kitchen/dining/living area.

The positioning at the rear ensures that the extension is completely screened from the public street scene on Carlton Close, maintaining the existing character of the front cul-de-sac.

4. Appearance and Materials

The extension has been designed to seamlessly blend with the existing property while incorporating modern architectural features that maximise natural light.

- **Walls:** The external walls will be constructed using facing bricks to match the color, texture, and bonding of the existing house.
- **Roof:** A high-quality flat roof system will be installed, hidden behind a modern 3.0m high parapet wall. The parapet design provides a clean, contemporary aesthetic while keeping the overall boundary height low.
- **Fenestration:** High-quality bi-folding doors will be installed on the rear elevation, opening out into the garden. These will maximise natural light and create a fluid indoor-outdoor living transition.
 - **Skylights (roof lights)** will be set into the flat roof to flood the deeper areas of the new open-plan space with daylight, reducing the need for artificial lighting during the day.
 - The frames for the bi-folds and skylights will be finished in a contemporary color (white) to complement the property.

5. Impact on Neighbouring Amenity

Great care has been taken in the design to ensure the proposal does not negatively impact the daylight, sunlight, or privacy of neighbouring properties:

- **Overbearing/Overshadowing:** The 3.0m parapet height is compliant with standard residential design guides for single-storey extensions. At a 3.5m projection, it will not cause any significant loss of light or create an overbearing presence to adjacent neighbours.
- **Privacy:** No windows are proposed on the side elevations facing neighbouring boundaries. The bi-folding doors look directly down the property's own rear garden, ensuring no loss of privacy or overlooking occurs.

6. Access

- **Vehicular and Pedestrian Access:** The existing pedestrian and vehicular access to the front of 15 Carlton Close remains completely unchanged. Parking provisions on-site are unaffected by this proposal.
- **Internal Access:** The proposal will improve internal circulation and level access from the main house into the rear garden via the new bi-folding doors, enhancing the property's overall accessibility.

7. Conclusion

The proposed 3.5m rear extension represents a proportionate, high-quality addition to 15 Carlton Close. It utilises a sympathetic material palette, respects neighbouring amenities, and is entirely subordinate in scale to the original house.