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DATE: 12/08/2024

## DESIGN & ACCESS STATEMENT

### DESCRIPTION:

Single storey ground floor rear extension.

### PREPARED FOR:

Angel Fan

3 Loddon Gardens

Woodley

Reading

RG5 4TX

REF: 2024.11

PREPARED BY: MR. SUBARNA GURUNG

## INTRODUCTION

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S.G. Architecture & Design has been appointed by the applicant to prepare the necessary drawings and supplementary documents to obtain planning consent for the intended development. The intended development is for the construction of a single storey ground floor rear extension, at 3 Loddon Gardens, RG5 4TX 'the site'.

This is a single-family 3-bedroom end-of-terrace dwelling, and the proposed additional space would provide more living space for a growing family.

The proposed elements have been carefully considered to ensure the proposed changes are both in keeping with the road and matching similar developments in terms of size and volume, whilst making minimal changes to the streetscape viewed along Loddon Gardens.

This statement should be read in conjunction with the drawings which indicate the external materials along with the architectural forms.

## PURPOSE

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### 1.1. Purpose

- 1.1.1. Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The purpose of this statement is therefore,
- to identify development plan policies that may be relevant in the assessment of the development proposal; and
  - to consider whether the proposal conflicts with their provisions and, if so, whether there are material considerations that outweigh any conflict with the development.
- 1.1.2. The Courts have determined that it is enough that a proposal accords with the Development Plan when considered as a whole. It is not necessary to accord with each policy contained within the Development Plan. Indeed, it is not at all unusual for development plan policies to pull in different directions.
- 1.1.3. The position was confirmed by Patterson J in his judgement in *Tiviot Way Investments Ltd v Secretary of State for Communities and Local Government and Stockton-on-Tees BC* [2015] EWHC 2489 Admin) at paragraph 31:  
*"I do not accept, lest it be thought to establish the proposition, that the case of Hampton Bishop (supra) establishes that a breach of one key policy was sufficient to find conflict with the development plan as a whole."*
- 1.1.4. In addition, *R (Kverndal) v Hounslow LBC* [2015] EWHC 3084 (Admin) confirms that the Development Plan must be read as a whole so that conflict with one or more policies does not mean that planning permission should be refused.
- 1.1.5. Furthermore, the NPPF (2019) also recognises this in paragraph 3 where it is made clear that the Framework should be read as a whole. This statement should be read in conjunction with the drawings which indicate the external materials along with the architectural forms.
- 1.1.6. The purpose of this statement is therefore to identify Development Plan policies that are relevant in the assessment of the development proposals. Then to determine if the proposals conflict with their provisions and if they do, to determine whether there are material considerations which outweigh such conflict.

The proposal has been developed in compliance with the adopted Wokingham Borough Council Borough Design Guide Supplementary Planning Document (June 2012) and the National Planning Policy Framework (2012).

## LOCALITY

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The property is located northwards from the junction with Colemans Moor Road. The site is located approximately 1.2km from the Local Town Centre, and 24 minutes' walk to Winnersh Triangle Railway Station and 30 minutes' walk to Earley Railway Station, both of which are connected by local and regional bus and train links.

The property is located close to local amenities and transport links. Schools are plentiful within a 2km radius.

## SETTING

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The property is located within a linear suburban periphery setting. The location has a predominant suburban identity, characterised by a mixture of detached, semi-detached dwellings and a terraced dwellings. Set back from the road with small front gardens defining the character of the street.

The building consists of exposed red brick elevation, PVC windows and doors with a pitched-type roof.

The façade materials of the majority of the properties on Loddon Gardens are consistent, constructed with red brick exposed, timber cladding, clay tiles, PVC fenestration and timber front porches.

The property is not covered by Article Four planning direction and it is not located within a conservation area, therefore the existing dwelling has no architectural or historical importance.

## USE

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

## AMOUNT

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The gross internal area (GIA) of the EXISTING property consists of:

The ground floor: 43.1m<sup>2</sup>

The first floor: 43.1m<sup>2</sup>

The second floor: 24.9m<sup>2</sup>

Total: 111.1m<sup>2</sup>

The gross internal area (GIA) of the PROPOSED property consists of:

The ground floor: 56.4m<sup>2</sup>

The first floor: 43.1m<sup>2</sup>

The first floor: 24.9m<sup>2</sup>

Total: 124.4m<sup>2</sup>

Additional GIA created: 13.3m<sup>2</sup>

## LAYOUT

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The proposed ground floor single storey rear extension seeks to enlarge the open plan living area to provide a designated dining area with associated built-in storage.

## SCALE

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The single storey rear extension with a flat roof measures 5.01m in width and 3m in depth, with a height of 2.92m up to the flat roof level and 3.56m up to the peak of the roof lantern.

## LANDSCAPING & CAR PARKING

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### Landscaping:

There is no landscaping proposed. Therefore, existing levels of privacy and amenity afforded to neighbours are maintained.

### Car parking:

There are no alterations proposed to the existing car parking arrangement.

## APPEARANCE

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The proposed appearance of the ground floor single storey rear extension walls are proposed to be constructed of exposed red brick to match the existing materiality of the host dwelling and its surroundings.

The proposed roofing on the ground floor single storey rear extension flat roof will be finished with roofing felt/single ply membrane or similar.

The proposed fenestration on the will be of uPVC type material to match the existing materiality and colour of the host dwelling elements.

## ACCESS

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The main entrance of the front door is retained as existing.

The rear access into the dwelling is now proposed to be made through the proposed bifold doors into the proposed ground floor rear extension dining room.

## SUMMARY

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The intended formation of the ground floor single storey rear extension, has been designed to comply with all limitations and conditions that apply to 'House Holders' development rights for a single storey rear extensions.

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

The development, by virtue of its design, scale, bulk and appearance enhance the features, aesthetics and function of the existing property with no impact upon the amenity of the surrounding area and the neighbouring properties.

Should there be additional information or clarification required to progress this application please do not hesitate to contact S.G. Architecture & Design. We are more than happy to make any amendments to the scheme planning may suggest.

## PHOTOGRAPHS (Front & Rear)

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