
DESIGN AND ACCESS STATEMENT

5, The Knapp, Reading, RG6 7DD.



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EXECUTIVE SUMMARY

1.OBJECTIVE.

1.1 It is the objective of the document to explain the proposal for the planning permission for a single storey rear and side extension, at 5, The Knapp, Reading, RG6 7DD.

2. SITE AND CONTEXT.

2.1 , 5, The Knapp, Reading, RG6 7DD. is a four bedroomed semi-detached house situated in Earley, Reading.

2.2 It is situated on a generous plot, which due to its position on a turning circle at the end of a cul-de-sac flares to the rear.

2.3 It has a drop kerb off the highway and a gravel drive to the front and side.

Fig.1 Front elevation



Fig 2. Rear elevation



2.4 The road consists of matching semi-detached houses on good sized plots, which were all built at the same time, creating a small estate. This has then been repeated many times in the locality.

2.5 The road is a typical leafy suburban avenue.

2.6 The majority of the properties in the road have been extended either to the rear and/or the side.

3. HERITAGE.

3.1 The property is not listed or in a conservation area.

4. THE PROPERTY.

4.1 The house is built from brick, cavity wall construction and at some stage has been unsympathetically painted.

4.2 The original house dates from the 1950s.

4.3 The house retains some of its original features both inside and out, additionally stained glass has been reinstated from patterns made from other houses on the street.

4.4 The rear garden is laid to lawn with beds around the perimeter in a traditional manner. The boundaries are well stocked with taller more established mature plants which provide screening.

4.5 The property has been extended before but provides a living environment not entirely suitable for modern living with poor design of space and aesthetics, and incorporating no insulation and flat roof construction.

5. THE PROPOSAL

5.1 Planning permission is sought for a for a single storey extension to the side and rear, with the existing extensions and garage being removed.

5.2 Permission is additionally sought for a replacement garage as the existing garage lacks sufficient width for a modern car.

5.3 The proposal removes an unattractive 1980s extensions which is energy inefficient,

5.4 This single storey rear extension benefits from doors opening onto the garden and vertical roof lights to give maximum light into the extension.

5.5 The existing kitchen area will be vaulted to make it feel more open and brighter.

5.6 Additionally, the kitchen will be knocked through into the rear rooms of the existing house to give open plan family space.

5.7 To the side the proposal includes a utility room and a wet room with toilet.

6. AMOUNT OF DEVELOPMENT

6.1

GF Existing - 82m² GF Proposed - 99m² Increase GF = 17m²

Garage Existing-28m² Garage Proposed-32m² Increase = 4m²

FF Existing - 54m² FF Proposed - 54m² Increase FF = 0m

SF Existing - 54m² SF Proposed - 54m² Increase SF = 0m²

Total increase in floor area of the proposal = 17m² + (Garage 4m²)

7. DESIGN

7.1.0 The design is sympathetic to the original house and the shape of plot.

7.1.1 The single storey extension is face brick with detail brickwork on the parapet and has a clean look without the need for unsightly gutters and fascias.

7.1.2 The proposal has low pitched tiled roof behind the parapet.

7.1.3 This single storey extension benefits from two sets of French doors each with a fixed panel and also a fixed screen nearest to the boundary all facing the garden.

7.1.4 The side wall on the boundary with number 6 would be a party wall. This situation also exists between the two small existing extensions.

This is beneficial to both neighbours as it doesn't leave a small area between the properties that is unusable and also impossible to maintain. This small gap can also lead to damp problems or areas that vermin can inhabit. Additionally, the neighbour would also benefit from rights over the wall under the party wall act.

7.1.5 The proposed extension would only extend beyond the neighbours existing extension by 2500mm.

8. ACCESS

8.1 There is no negative effect on access.

8.2 There is no negative effect on parking on the drive.

9. ENVIRONMENTAL CONSIDERATIONS

9.1 Environmental

There is no negative environmental impact from the new proposal.

9.2 Flood risk assessment

No parts of the site are within zones high to very low of the Environment Agency Flood Risk Assessment Map. The proposed alterations would have no impact on the likelihood of this or neighbouring sites to be flooded. New soak-aways would be installed to meet the requirements of approved document H.

9.3 Trees

There are no tree protection orders on the proposed site

9.3 Biodiversity

The biodiversity of the area has been taken very seriously at all design stages.

10. PLANNING CONSIDERATIONS

10.1 Light

Sun analysis has been run on Revit for the summer solstice and shown in the drawing pack. From this it can be seen that because of the orientation of the existing house and the position of the extensions that there is no significant shadowing or loss of light to the neighbouring properties caused by the proposal.



Nearest opening is a small set of Bi-fold/French doors. The proposal meets the 45 degree rule in the vertical plane but would just fail in the horizontal. The BRE guidance advises that a proposal causes an unacceptable loss of light if it fails in both the vertical and horizontal. There is also a similar loss of light due to the existing fence and tall planting.

10.2 Overbearing

The proposal would only extend beyond the rear extension of number 6 by 2500mm. Although the wall is on the boundary for the lower part. The wall is then stepped back 220mm at 2.7m height for the obscured window.

The overall height of the ridge is only 560mm taller than the neighbours parapet.

10.3 Overlooking

The proposal does not cause any additional issues related to overlooking.

10.4 Local relevant Planning History

F/2014/2719

8, The Knapp, Earley

Large rear extension close to boundary

Application Ref no. 170348

10, The Knapp, Earley

Single storey rear extension

Some images of other rear extensions in the immediate locality.

F



10.4.1 Recent Planning history of site-

No relevant

Planning policy considered: -

Wokingham Borough Core Strategy

CP3 - General Principles for development Planning permission will be granted for proposals that:

- a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;
- b) Provide a functional, accessible, safe, secure and adaptable scheme;
- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;
- e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;
- f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;
- g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;
- h) Contribute towards the provision of an appropriate sustainable network of community facilities;
- i) Do not lead to a net loss of dwellings and other residential accommodation or land; and
- j) Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available.

12. Achieving well-designed and beautiful places

Paragraphs 131 to 141

131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

132. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

133. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.

134. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

135. Planning policies and decisions should ensure that developments:

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

11. CONCLUSION

The design and materials palette of the proposal is complimentary to the character of the site and area.

The proposal is consistent with the policies of Paragraph 135, of the NPPF in that the proposal has demonstrated to have the ability to function well for a sustainable lifestyle, securing a well-designed, attractive and healthy place to live not only now but for the lifespan of the building.

There is no negative impact on the appearance of the site.

The impact on neighbour amenity is not considered negative and the size and volume of the proposal will not cause any overbearing effect or loss of light, particularly in view of the orientation of the building in relation to the neighbouring buildings.

Relevant local and national policies are complied with.

Overall, the impact of the proposed development is positive.

*The proposal provides well-designed, attractive, sustainable dwelling,
promoting a healthy family lifestyle;*