



DESIGN AND PLANNING STATEMENT

Proposed Single-Storey Rear Extension

Property Address:

3 Sorrel Drive
Arborfield Green
Reading
RG2 9QY

1. Introduction

This Design and Planning Statement has been prepared in support of a Householder Planning Application for the construction of a single-storey rear extension at 3 Sorrel Drive, Arborfield Green, Reading, RG2 9QY.

The proposed development seeks permission to extend the existing family dwelling by providing a contemporary single-storey rear extension to enlarge the existing kitchen and dining accommodation. The proposal has been carefully designed to meet the changing requirements of the homeowners while respecting the architectural character of the property, neighbouring residential amenity and the wider street scene.

The proposed extension represents a modest and sympathetic addition to an existing detached dwelling and has been designed in accordance with the principles contained within the National Planning Policy Framework (NPPF), together with the relevant policies contained within the Development Plan for the area.

The proposal has been developed following careful consideration of the site's opportunities and constraints, ensuring that the extension integrates successfully with the existing dwelling while enhancing its functionality for modern family living.

The proposed development does not involve a change of use, subdivision of the site or any increase in residential occupancy. The application relates solely to domestic alterations and extensions to an existing single family dwelling.

2. Site and Existing Property Description

The application site comprises a modern detached four-bedroom family dwelling located within the established residential development of Arborfield Green.

The property forms part of a recently completed housing development characterised by high-quality contemporary homes with consistent architectural detailing, generous landscaping and private rear gardens.

Existing Accommodation Layout

- Detached family home
- Two-storey construction
- Four double bedrooms, family bathroom and en-suite accommodation
- Ground floor lounge Open-plan kitchen and dining area Private rear garden
- Two off-street parking spaces Integral garage

Existing External Appearance and Materials

- The dwelling is of modern construction and is finished using high-quality external materials in Red facing brickwork
- Timber cladding
- Anthracite grey aluminium windows
- Anthracite grey aluminium entrance and rear doors
- Slate grey roof finish

Planning Context

The site is not located within an Area of Outstanding Natural Beauty (AONB), Green Belt, or Conservation Area. It is also not subject to any Tree Preservation Orders (TPOs). The property is located within a sustainable urban residential setting, with good access to public transport links, local services

The surrounding development consists primarily of detached and semi-detached family homes of similar scale, appearance and age. Rear gardens provide generous separation distances between neighbouring properties, allowing opportunities for carefully designed domestic extensions without causing unacceptable impacts.

The existing dwelling remains in excellent condition as it is a relatively new-build property. However, despite its modern construction, the internal layout no longer fully meets the changing needs of the occupants.

The current kitchen and dining area is comparatively limited in size for a modern family home, particularly considering the increasing importance of flexible open-plan living spaces that accommodate family life, entertaining and day-to-day activities.

3. Need for the Development

The homeowners wish to remain living within the property and continue to enjoy the benefits of the established residential community at Arborfield Green.

Since occupying the property, their lifestyle requirements have evolved, creating the need for additional ground floor living accommodation.

The existing kitchen and dining space has become increasingly constrained for modern family living and social occasions. The homeowners regularly entertain family and friends, and the existing layout does not provide sufficient circulation space or flexibility required for these activities.

Contemporary family homes increasingly rely upon spacious multifunctional kitchen and dining areas that serve as the principal living environment throughout the day. The current arrangement limits opportunities for dining, cooking, family interaction and entertaining simultaneously.

Rather than relocating to a larger property, the applicants seek to improve their existing home through a sensitively designed extension that provides:

- A larger kitchen and dining area
- Improved circulation
- Enhanced natural daylight
- Better views of the rear garden
- Improved indoor-outdoor living
- Greater flexibility for family use and entertaining

The installation of large aluminium sliding doors will significantly strengthen the relationship between the internal accommodation and the private rear garden, allowing the occupants to maximise enjoyment of the external amenity space throughout the year.

The proposal therefore represents a practical and sustainable investment in the long-term use of the dwelling.

4. Design Principles

The extension has been designed to complement the architectural style of the existing dwelling while introducing contemporary detailing that reflects modern residential design.

The proposal adopts a simple, clean architectural form that remains clearly subservient to the host dwelling.

The scale, proportions and materials have been carefully selected to ensure that the extension appears as a natural addition to the existing property.

Key design objectives include:

Respecting the original dwelling.

Preserving the visual character of the surrounding development.

Creating a modern but sympathetic extension.

Maximising natural daylight.

Improving connections to the rear garden.

Providing a high-quality architectural addition.

Maintaining adequate private amenity space.

Protecting neighbouring residential amenity.

The proposed flat roof reduces the overall height and visual impact of the extension while allowing for the incorporation of a roof lantern to introduce additional daylight deep into the enlarged kitchen and dining area.

5. Sustainability and Materials

Sustainability has been an important consideration throughout the design process.

Where reasonably practicable, materials removed during construction will be carefully separated and recycled to minimise waste sent to landfill.

The applicants are committed to using responsibly sourced construction materials wherever possible and will seek to incorporate products with low environmental impact throughout the construction process.

Construction methods will seek to minimise waste through efficient material ordering and responsible disposal of unavoidable waste streams.

The proposed external materials have been selected for their durability, longevity and low maintenance requirements.

The extension will incorporate:

Sustainably sourced black cement click cladding board.

High-performance Black sliding doors.

Energy-efficient double or triple glazed units.

Modern insulated construction methods.

High levels of thermal insulation exceeding current Building Regulations where practicable.

Single-ply rubber roofing system with long service life and minimal maintenance requirements.

The enlarged glazing will maximise natural daylight, reducing dependence upon artificial lighting throughout the day.

Overall, the proposal reflects the sustainable development objectives promoted by national planning policy.

6. Description of the Proposed Development

Planning permission is sought for the construction of a single-storey rear extension to the existing detached dwelling.

The proposed extension will project from the rear elevation and provide additional internal accommodation by enlarging the existing kitchen and dining area, creating a more functional and spacious open-plan living environment.

The proposed development comprises:

- A single-storey rear extension.
- Flat roof construction incorporating a contemporary roof lantern.
- Single-ply rubber roof covering.
- Black timber cladding to the external walls.
- Anthracite grey aluminium sliding doors opening onto the rear garden.
- Matching anthracite grey aluminium windows.

The extension has been designed as a lightweight contemporary addition that complements the character and architectural language of the existing dwelling. The inclusion of a roof lantern will maximise natural daylight within the extended living space while maintaining privacy for neighbouring properties.

Large black sliding doors will provide a strong visual and physical connection between the internal living accommodation and the rear garden, improving both accessibility and the overall quality of the living environment.

No alterations are proposed to the front elevation of the dwelling, and the existing parking arrangements will remain unchanged. The proposal does not involve any change of use.

Following completion of the development, the property will retain a generous private rear garden, continuing to provide high-quality outdoor amenity space that comfortably meets the needs of the occupants.

7. Planning Policy Assessment

The proposal has been assessed against the relevant national and local planning policy framework.

The National Planning Policy Framework promotes sustainable development and supports proposals that improve the quality of existing homes while respecting local character.

The proposal aligns with the core principles of the NPPF by:

Supporting sustainable development.

Making effective use of existing residential land.

Improving housing quality.

Promoting high-quality design.

Enhancing residential amenity.

Supporting sustainable communities.

The extension remains proportionate to the original dwelling and does not represent overdevelopment of the site.

Its design responds positively to the existing architecture and reinforces the quality of the wider residential environment.

The proposal also accords with the general design objectives of the Development Plan by:

Respecting local character.

Maintaining appropriate scale and massing.

Protecting neighbouring residential amenity.

Preserving adequate private amenity space.

Maintaining off-street parking provision.

Using high-quality external materials.

Delivering a visually attractive form of development.

8. Residential Amenity

The proposal has been carefully designed to minimise any impact upon neighbouring properties.

The single-storey form naturally limits visual prominence.

The flat roof further reduces the perceived scale and ensures the extension remains subordinate to the host dwelling.

No significant overlooking will occur as the proposal primarily introduces rear-facing glazing overlooking the applicants' own garden.

The roof lantern is designed to admit daylight without creating opportunities for overlooking.

The proposal will not result in unacceptable overshadowing or loss of daylight to neighbouring properties due to its limited height and position within the site.

Noise and activity associated with the enlarged kitchen and dining area are consistent with normal domestic use.

9. Design Quality

The architectural design adopts a contemporary appearance while respecting the original dwelling.

The combination of black cement cladding with large black sliding doors glazing reflects current residential design trends and complements the existing palette of brickwork and timber detailing already present on the property.

The proposed extension has been designed to appear visually balanced and proportionate.

The large sliding doors will create an attractive rear elevation while significantly improving views into the garden.

Overall, the proposal enhances both the functionality and visual quality of the dwelling.

10. Justification

The proposed extension represents a logical, proportionate and well-designed enhancement to an existing family home.

The development responds directly to the evolving needs of the homeowners by creating a larger and more practical kitchen and dining area capable of supporting modern family life and entertaining.

The proposal has been carefully designed to:

Improve internal living accommodation.

Enhance connections with the rear garden.

Maintain the character of the dwelling.

Respect neighbouring properties.

Preserve private amenity space.

Retain existing parking arrangements.

Deliver sustainable construction.

Utilise high-quality materials.

The development remains modest in scale and will not alter the residential use of the site.

It will improve the long-term functionality of the dwelling without creating unacceptable impacts upon the surrounding area.

The proposal therefore represents sustainable development that balances social, environmental and economic considerations.

11. Conclusion

This Planning and Design Statement demonstrates that the proposed single-storey rear extension at 3 Sorrel Drive has been carefully considered in terms of design, scale, appearance and planning policy.

The proposal provides a high-quality addition that responds positively to the changing needs of the occupants while respecting the architectural character of the dwelling and the surrounding residential area.

The development will create a significantly improved kitchen and dining environment, strengthen the relationship between the house and the garden through large sliding doors, and provide enhanced natural light through the inclusion of a roof lantern.

The use of durable, sustainable and complementary materials will ensure the extension integrates successfully with the existing property while supporting broader environmental objectives through responsible construction practices and energy-efficient design.

The proposal is modest in scale, preserves neighbouring amenity, maintains adequate parking and private garden space, and accords with the objectives of the National Planning Policy Framework together with the relevant design principles of the adopted local planning policies.

For these reasons, the proposed development represents an appropriate and sustainable form of residential development, and it is respectfully requested that planning permission be granted.