



Design & Access Statement (Short Form)

We are submitting a **householder planning application** for a loft conversion at **39 Elk Path, Three Mile Cross, Reading, RG7 1BA**, on behalf of **Mr & Mrs Ouazzani**. The proposal is detailed across the following drawings:

- **Drawing 01** – Existing Plans & Elevations
- **Drawing 02_1** – Proposed Plans, Elevations & Section Details (Option 1)
- **Drawing 03** – Site and Location Plans

Proposal Summary

The proposed development includes:

Construction of a side-facing, crown-hipped dormer to facilitate second-floor accommodation, as shown in the proposed elevations.

Installation of obscure-glazed side windows with top openers, ensuring privacy and compliance with overlooking standards. These are consistent with window types typically allowed under permitted development rights to prevent overlooking.

Installation of a Velux rooflight over the new stairwell, providing natural light and ventilation to the circulation space.

Internal reconfiguration to accommodate a new staircase to the second floor.

Creation of a second-floor playroom/games room, accessed via the new stairwell. The space is not intended as a bedroom, and the overall number of bedrooms remains unchanged.

External materials will match the existing dwelling, ensuring visual continuity and minimal impact on the street scene.

The works are designed to be sympathetic to the existing roof form, with no increase in ridge height. The dormer is positioned to the side and designed with a crown-hipped profile to reduce bulk and visual impact. The block plan confirms no adverse effect on neighbouring properties or overlooking concerns, particularly given the use of obscure glazing and the precedent of similar fenestration under permitted development.

Planning Context

This application is being submitted following the discovery that a **planning condition has been imposed on the original development**, removing **permitted development rights for loft conversions**. As such, the proposal is presented as a full householder application for formal assessment.

Parking Provision



In accordance with **Reading Borough Council's Parking Standards and Design SPD (2011)**, parking requirements are assessed based on location, accessibility, and residential intensity. As the proposal does **not increase the number of bedrooms**, it does **not intensify residential use** or generate additional parking demand. The existing arrangements are considered sufficient, and no additional provision is required.

We welcome any feedback or queries from the planning officer and trust that the proposal will be considered on its merits in light of the site-specific planning constraints.

*This proposal qualifies as a **householder application** under Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As such, it is **exempt from the mandatory Biodiversity Net Gain requirements** introduced under Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021).*

*Yours sincerely,
Jack Gallagher
Principal Designer
All Design Matters*