

Design Access & Heritage Statement

Single Storey Rear Extension at:
6 The Mews, High Street, Sonning
Berkshire RG4 6UP

Householders Planning Application in Conservation Area

This design access and Heritage statement supports the proposal for single storey rear extension at 6 The Mews, High Street Sonning, Berkshire RG4 6UP

Introduction

The Mews is a modern group of houses built in 2001 on the Old Garage Site in the High Street in Sonning.

No 6 The Mews is a semi-detached located in a gated complex of six dwellings in the residential district of Sonning.

Principal of Development

The property comprises red-brown face brick elevations with brown casement windows under a brown concrete tiled roof.

There is designated off road parking within the development for the property and a rear garden laid mainly to lawn.

Accommodation currently comprises: At ground floor: entrance hallway with access to the rear facing sitting/dining room, front facing kitchen and ground floor w.c bathroom, the staircase adjacent to the entrance door provides access to first floor bathroom and two bedrooms.

Proposals

This proposal is for a single storey rear extension in brickwork cavity wall to match existing and proprietary roof system to provide additional ground floor accommodation to improve the building layout internally for the family

External Lighting

No changes are proposed to existing external lighting provisions.

Design

The proposed extension is a modest size with pitched roof with rooflights glazed window and bifold doors facing the existing rear garden. Materials as illustrated on the accompanying drawings. The design is to provide additional ground floor accommodation

Access

Pedestrian access to the property will remain unchanged. Existing Parking provision will also remain unchanged. Disable access will remain the same.

Neighbours

The bulk, scale, setting and design of the proposed extension would not impact on the amenity of neighbouring properties.

Contaminated Ground/Drainage

No studies have been carried out to date and it is assumed for the purpose of seeking planning permission and building regulations approval that the sub soil conditions are suitable for the proposed extension of existing ground floor.

Flooding

The Dwelling is not within a designated flood zone 2 or 3

Sustainability

Locally sourced materials are to be used in the construction of the rear extension, rainwater runoff from the roof will connect into the existing surface water drainage system

Conclusion

The proposals would not affect the asset value of the dwelling or its effect on the street scene. This Design Access Statement seeks the Council's support for these proposals.