
Planning, Design, Telecoms & Access Statement

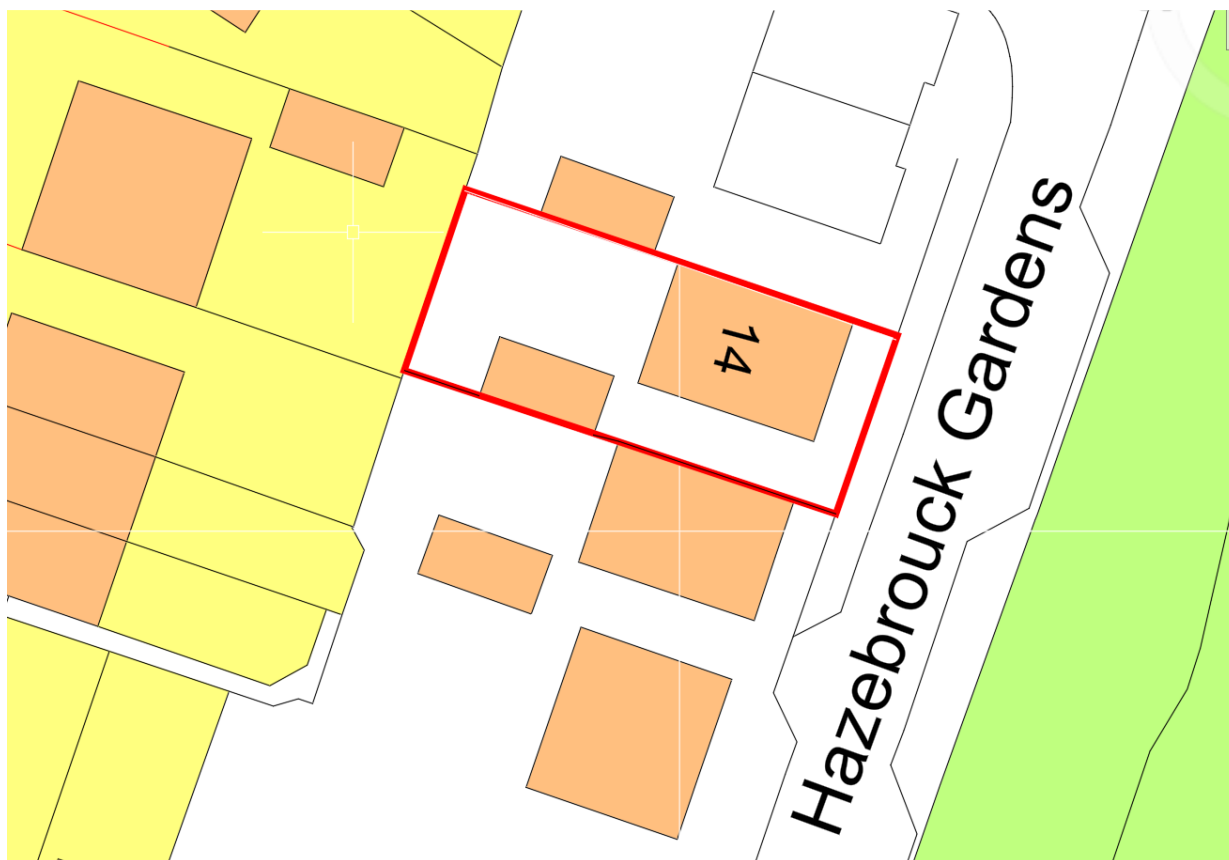
Proposed one storey back
extension at:

14 Hazebrouck Gardens Arborfield
Reading Berkshire RG2 9WZ

May. 2026

Introduction

This statement has been prepared to support the application at 14 Hazebrouck Gardens Arborfield Reading Berkshire RG2 9WZ for a one storey back extension



Site Location (google maps)

The street scene is primarily characterised by 2 storey detached and semidetached new development dwelling. There are little variations in the characters and material finish of these properties which is dominated by a brick finish as the main feature of the houses of within the street scenes of the neighbourhood.

The rear garden (within the neighboured) varies in depth and size from small to large.

The property has a large rear garden and it is surrounded by high fences from the rear and at the side with about 1.7m high.



Front elevation

Clients' Proposal

When carrying out the design for this project, the client's needs are to alter the building and enhance the functions that blend in with the environment, whilst understanding the practicalities of each.

The client's intentions are create a single-storey back extension to the existing house to create additional comfortable living spaces. There are internal alterations being proposed to the existing to create an open plan living, kitchen and diner.

The objective of this planning application is:

- To improve and enhance the efficiency of the existing developed land.
- To create a liveable and sustainable dwelling for the provision of long-term family accommodation which can correspond to the demand as the existing house is becoming not adequate for a family expanding in size.

The main requirements for the new property are as follows:

- To create an energy efficient house which is self-sufficient and sustainable.
- To re-design the internal layout of the house to provide better space standards.
- To implement several sustainable design solutions and features that can contribute to enhance the overall sustainability level of the proposal helping to meet the goals set by National and local policies.

The proposed back extension will create a large living room and dining room.

The overall aim of the proposal is to create a better living space matching the increase of space standards to allow an adequate living spaces for an increasing in size of household family members.

Scale and Appearance

The whole development has a scale and appearance which fits in with the surrounding area as the changes to the exterior of the building are in keeping with the rest of the property and neighbouring properties. There will be no other changes of use, access, form, facade or materials.

The visual impact of the proposal is in keeping with the existing aesthetics of the building. The materials for the proposed scheme are to match those on the existing property.

In terms of Daylight impact, the proposed extension is set at a good distance away from its neighbouring houses with no daylight impact predicted.

Landscaping

No landscaping changes to be made to the property.

High way Consideration- Parking

We are not proposing any changes to existing parking.

Refuse

The existing already has provisions for refuse and recycling. No changes will be made.

Trees & Shrubs

Trees and shrubs on site are located further away from the proposal; therefore, no tree or shrub will be affected by the proposal. Furthermore, no Trees or shrubs are proposed to be removed.

Access

There are no proposed changes to the existing access.

Sustainably

The existing property is poorly performing in terms of thermal efficiency and currently wastes fuel. The proposal is intended that the new property would be built sustainably.

The Owner is mindful of the need for increasing sustainability both in the use of materials and during the construction process. Where possible, demolished parts will be reused in the redevelopment.

The New project will incorporate the following features-

- All new timber to be from FSC approved sources and insulation products will be CFC free.
- Heating systems: to use Energy-efficient Wall Mounted Electric Radiators.
- All toilets to be dual flush
- Hot water system: energy-efficient Electric Boilers.
- Ventilation system: Heat-Recovery Ventilation Systems.
- Mira Sport Max Airboost that injects air into the water coming out of the showerhead to add additional pressure therefore saves water.
- Double glazed windows and thermal bridging calculations to achieve SAP ratings in excess of building regulations
- Duette blinds designed to insulate, reducing heat loss by up to 46 per cent.
- Eco shower heads.
- Low flow taps to showers (no more than 8 litres per minute)
- Kitchen and bathroom taps to have a flow rate of no more than 5 Litres per minute.
- Prediction aims for average of 105L per person per day. Down on current average of 128L per day outside London.
- Taping of all perforations around openings to increase airtightness.
- The use of a voltage Optimiser/regulator in the main supply would allow for electrical appliances to operate more efficiently. Voltage in the UK can fluctuate between 220 -253v. The regulator operates by maintaining a steady 220v regardless of input.
- The proposed development will make use of low energy lighting in line with BRE methodology and in excess of building regulation requirements,
- The widespread use of LED lighting will be used where possible.
- The fitting of A or A+ white goods will be encouraged and will form part of the home user guide mentioned below.
- The proposal will ensure that external lighting is positioned, controlled and focussed to provide efficient, safe and secure access without using excessive energy. This will comprise dedicated energy efficient luminaries or in the case of security lighting, a maximum lamp capacity of 150w per fitting supported by infrared, time and sensor controls as standard.

- The dwelling is to be specified with a high efficiency gas boiler system (SEDBUK A rated) to supply heating and hot water (with solar supplement)
- triple glazing
- Re-using any of the existing Brick and materials as much as possible.

Conclusion

It is hoped that this Design Statement demonstrates and justifies that the proposed development will have no negative impact to Union Street and its neighbours, and is reasonable and acceptable; and that it respects and retains the aesthetics of area.