

Incorporating Design & Access Statement

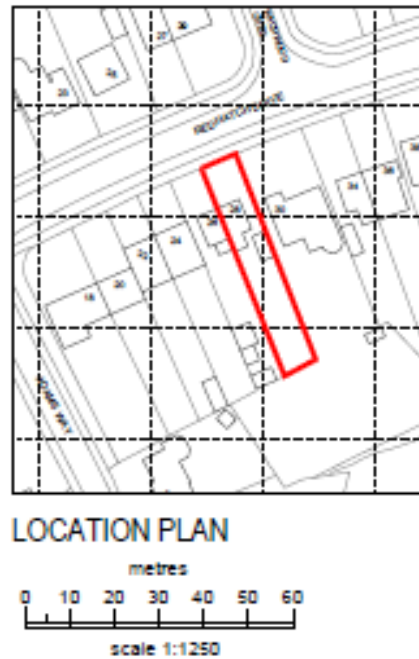
Supporting a Householder Planning application for a Proposed ground floor wrap around and part first floor side extension at No.28, Redhatch Drive, Earley, RG6 5QP



Aerial view of application site

Introduction

The design and access statement has been prepared to support a householder planning application to Wokingham Council in respect of the proposed ground floor wrap around and part first floor side extension at No.28, Redhatch Drive, Earley, RG6 5QP.



Location Plan (not to scale)



Front of application site



Rear of application site

Site & Context

The application site is situated in a predominantly residential area. The existing site consists of a 2-bedroom, two-storey, Semi-detached, single family dwelling house. The site also comprises of garden land to the south side of the property.

The street scene along Redhatch drive consists of a mix of dwellings with semi-detached and detached houses in the vicinity of the site and bungalows further. Many of these properties have been extended.



Neighbouring properties No.24 with similar side extensions



Neighbouring properties No.37 and No.39 with similar side extensions

The Proposal

The proposed development is for a Ground floor wrap around and part first floor side extension and extend 4.3m to the back of the property. The extension will be 2.74m in width at the side and 12.3m deep.

The proposed side extension will have no flank windows and will be screened by existing boundary treatments. The rear extension will have no impact on light or cause any overbearing on neighbour's rear windows or patio areas.

The proposed development size and mass will not affect the overall look of the property, due to the site's location and outset, as well as the geometry of the proposed development. To ensure this, it has been suggested that all materials of the proposed development will match all existing materials.

A comprehensive set of drawings have been submitted to comply with national and local requirements. These drawings illustrate in detail the proposed floor plan and relevant elevations.

Design Rationale

This new proposal has carefully retained the positive aspects of the development. The proposed development is of an appropriate scale. The design creates an extension of appropriate size and layout in order to utilize this plot in a sustainable manner and pose minimal impact on the neighbouring properties. The extension will be of high-quality standard, in terms of design, construction and materials. Additionally, the proposed materials are similar to that of the existing property. The extension responds to its context in a sympathetic manner, being carefully considered and fitting in with the existing pattern.

Impact on Street Scene and Neighbours

The location of the proposed extension has minimal impact upon the street scene of Redhatch drive. The design reflects careful consideration of the impacts on gardens and on the neighbouring properties. Additionally, the single-storey rear element of the proposal will not cause any overlooking or overshadowing which could affect the neighbouring property. The proposal is considered to have an acceptable visual impact upon the street scene and the character of the existing semi-detached property.

Amenity space

The proposed rear extension will occupy the existing patio area but the enlarged dwelling will still retain a sizeable rear garden with minimal impact from the proposal.

Conclusion

The proposal represents sustainable and efficient use of the site, has due regard to the characteristics of the existing and surrounding buildings.

This Design and Access statement in conjunction with the drawings, documents and evidence supplied in the householder planning application constitutes a well-considered application and the LPA are respectfully requested to grant approval.