

**SUPPORTING INFORMATION FOR
PLANNING APPLICATION
DESIGN & ACCESS STATEMENT**

for

**Construction of a detached garage and a single storey
rear extension following demolition of existing rear conservatory**



74 Elm Road, Earley, Reading Berkshire, RG6 5TR

July 2025

Reference: 2025-01-200

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1.1 Site and Surroundings

The application site comprises of an existing detached dwelling house located in Elm Road, Earley; a residential street comprising of mostly detached dwellings.

The house is not listed and is not within or adjacent to any ecological or landscape designation. The site is within Flood Zone 1.

The property is set back from the road approximately 10 metre and has a driveway providing car parking and turning space. The property is enclosed by a 1.8metre high brick wall and 1.8metre high wooden fence.

The application property is a mainly two storey with a red facing brickwork detached house, with a plain clay tiled hipped roof; the single storey has a crown roof.

At the rear there is a single storey glazed conservatory together with outhouses.

The site is established within a residential neighbourhood.

1.2 Project Particulars

- Site: 74 Elm Road, Earley, Reading, Berkshire, RG6 5TR
- Project Title: Proposed single storey rear garden room extension, following demolition of existing conservatory and as single storey detached garage.
- Use Class order: C3(a) Dwellinghouses
- Flood Zone: Zone 1
 - From the Environment Agency website – Flood map planning our selected location site is in flood zone 1, an area with a low probability of flooding
- Type of Application:
 - Householder Application for Planning Permission Town and Country Planning Act 1990 (as amended)

1.3 Project Proposal – Single storey rear extension

- The proposed single-storey rear extension has a gross external floor area of approximately 24.00 sq.m. The extension replaces the existing conservatory with pitch roof (External gross floor area of 17.00 sq.m)
- The height and scale of the rear extension is governed by the existing house building and boundary. The height is defined by allowing a suitable ceiling height within the interior of the garden room overlooking the garden. The design height is intended to be no more than 3.7 metres and lower than the sill level of the first-floor windows.
- The main pitched roof structure will be 15-degree pitch roof finished with interlocking clay tiles.
- The low pitch single storey design compliments and integrates well within the existing architectural form of the property.
- The proposed roof will be of pitch roof finished with clay interlocking Wienerberger 20/20 tiles with a low pitch interlocking clay tiles colour to match existing house.
- The pitch will drain towards the South West and North East of the elevations.
- The principal elevations will comprise red-facing brickwork to match that of the existing house.
- The windows and doors will be UPVC double glazed windows and doors to match the adjacent windows.
- The layout of the rear extension is designed to provide a functional space garden room with level access directly from the existing living room area.
- The proposed rear extension will not change how the property appears from the front or road.
- Existing parking to the front of the property will remain unchanged.
- The extension will sit on the site on the existing conservatory and patio.
- Whilst the proposal will result in an addition to the rear of the property, it is considered that the extensions respect and complement the scale, character and appearance of the original property.
- The extension will be connected to the existing surface water drainage system.

1.4 Project Proposal - Detached single storey garage

- The proposed single-storey garage has a gross external floor area of approximately 34.00 sq.m.
- The roofs will have a pitched roof finished with clay tiles to match existing roof tiles to the house.
- The principal elevations will comprise red facing brickwork to match that of the existing house, with metal roller shutter and 2 small UPVC double glazed windows (Colour – white) to the West Elevation which will frame the front entrance of the garage.
- The North Elevation will have 2no UPVC double glazed windows and a single access door – Colour – White.
- The fascia, bargeboard and soffits will be painted softwood. Colour White.
- All rainwater goods will be FloPlast plastic rainwater system. Colour - Black

1.5 Biodiversity

- This householder planning permission is sought for the extension of the existing house and detached garage.
- There are no birds nesting with the loft space of the dwelling or at the eaves of the existing property.
- The proposed rear extension will replace the existing glazed conservatory and part of the existing hard standing patio.

1.6 Statement of Community Involvement

Impact upon neighbouring properties

Both adjoining neighbours (No 72 and no 76) have been consulted.

The proposed single storey extension is located on the site of the existing conservatory and is set back from the principal elevations of the house. The extension is located 4.4 metres from the boundary with no 72 and 5.4 metres from the boundary of no 76.

The single storey garage is set back 500mm from the boundary with no 72.

No 72 has a glazed conservatory adjacent to the boundary with no 74 and a 1.8m high fence separates the boundary with no 72.

No 76 has a timber framed building adjacent to the boundary and a 1.8 high timber fence separates the property with no 72.

1.7 Drainage

Surface Water

The surface water will be connected to the existing service water drainage system

Foul water

No connections will be made to the foul water system.

1.8 Landscaping

The hard and soft landscaping is shown on the landscape plan.

Block paviors will be reinstated around the garden room as shown on the landscape drawing.

Grassed areas will be reseeded.

Please see drawings no 2025-01-P107 Proposed Landscaping Plan

2.0 Drawings

Accompanying this planning application are the following:

- 2025-01-P100 Existing Site Location and Existing Location Block Plan
- 2025-01-P101 Proposed Site Location and Proposed Site Location Plan
- 2025-01-P102 Detached Garage_Proposed Floor Plan and Proposed Elevations
- 2025-01-P103 Existing Ground Floor and Existing First Floor Plan
- 2025-01-P104 Proposed Ground Floor and Proposed First Floor Plans
- 2025-01-P105 Existing North, South, West and East Elevations
- 2025-01-P106 Proposed North, South, West and East Elevations
- 2025-01-P107 Proposed Landscaping