



DESIGN AND ACCESS STATEMENT

New Side Dormer
56 Pine Drive, Finchampstead, RG40 3LE

Prepared for: Mr and Mrs Chan

The purpose of this report is to accompany a householder planning application. A DAS provides a framework for applicants to explain how a proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users

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Job number: 2171
56 Pine Drive, Finchampstead, RG40 3LE

1. INTRODUCTION

Project Address: 56 Pine Drive, Finchampstead, RG40 3LE

Local Authority: Wokingham Borough Council

Conservation Area: None

Current Building Use: Residential

Proposed Building Use: No change

Listing Status: N/A

Project Overview:

A new side dormer, set back from the front elevation, to improve the head room in the end bedroom. The room is large enough for a double bed however the room needs to be wheelchair accessible, due to the accessibility needs of the occupant, to create circulation space around the bed and allow unhindered access to the room.



Image taken from Google Streetview

2. SITE LOCATION AND DESCRIPTION

The detached house is a two storey property on a corner plot between Pine Drive and Windsor Ride, within a residential area. The property was originally a detached bungalow but was extended up and to the side in 2016 as have many of the properties in the immediate local area. The house is surrounded by a mix of houses and bungalows. The property has off street parking to the front concealed behind a high hedge and a 1.8m timber boundary fence to the side addressing Windsor Ride.



Images taken from Google Earth to illustrate context

3. PLANNING HISTORY

Application No.	Description	Decision & Date
161547	Householder application for proposed erection of two storey side extension, increase in roof height to create first floor extension with front and rear dormer windows plus single storey rear conservatory extension to dwelling.	Approved: July 2016
010923	Proposed two storey side extension, increase in roof height to create first floor with dormer windows to front, side and rear of dwelling.	Approved: March 2001

4. DEVELOPMENT PROPOSALS

Use and Amount:

There is no proposed increase in the footprint of the building. The proposals improve the head height in the end bedroom making access around a bed feasible in a wheelchair which is of critical importance to the family who live at the property.

Layout and Scale:

There is no proposed change to the layout of the property, nor is there an increase in the number of bedrooms. The proposals improve the functionality of the property.

Scale Height and Mass:

There is no proposed increase in the existing ridge height. The new proposed side dormer is set back from the front elevation by 1m and set back from the eaves to minimise the massing of the proposed extension. In past applications there was concerns expressed about maintaining the appearance of a chalet bungalow so we have ensured that the proposed dormer respects this. A much larger side dormer was in the past resisted by the local authority, hence a pre app was submitted, however the character of this side of the road has changed since these discussions and a considerable amount of development has occurred in the local area with the size and massing of the surrounding properties increasing. The new dormer is set behind the existing chimney to reduce any visual impact whilst maximizing the functionality of the space behind for wheelchair access.

The feedback from the pre app was that given the elevation prominence of the dwellings south facing façade, the dormer would undoubtedly alter the appearance of the property from the adjacent areas of Pine Drive. However, the prominent nature of the extension does not automatically render it unacceptable. In fact, it would appear as a modest addition to the existing roofscape and would integrate well into the existing dwelling owing to its use of matching materials.

Overall, it is considered that the dormer would have an acceptable visual impact and would be unlikely to raise any objection upon submission of a formal application. For this reason the designs are unchanged from the pre app stage.

Landscaping:

There is no proposed change to the existing landscape or boundary treatment.

Appearance:

The new dormer will use the existing materiality of the property.

Access and Parking:

There is no proposed change to the existing parking or access. There is no increase in the number of bedrooms at the property.

5. POLICY ASSESSMENT

National Guidance:

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy and subject to an assessment of all other material planning considerations. Policy CP2 ensures that new development contributes to the provision of sustainable and inclusive communities and that planning permission will be granted for proposal that address the requirements of people with special needs, including those with a physical, sensory or learning disability or problems accessing services. The development proposed would create a larger bedroom to create wheelchair access, which demonstrates the adaptation of an existing home to meeting a housing requirement for a person with specific needs.

The property was adapted in the past to become a category M4 wheelchair users dwelling in line with government standards. It is a Category 3 2b – 'Wheelchair accessible' (ready and fitted to accommodate wheelchair user household). Some of the property however falls far below that standard and the proposals aim to rectify that in a sensitive manner, whilst being respectful of the architectural character of the surrounding residential area.

The extension improves the sustainability of the property in line with the NPPF which supports making homes more accessible and adaptable to meet the specific needs of residents.

Principle of Development:

The proposals are designed to a minimum in order to achieve the end goal of provided wheelchair accessibility around a bed to the end bedroom. The property is largely accessible, including a platform lift, however this area falls short and is non functioning as a bedroom as a result. The aim is to provide a bedroom with better head height without increasing the building footprint.

Sustainable Development:

As per the Local Plan Housing must be designed to be adaptable where possible. These proposals enhance the sustainability of the property which is already designed as a wheelchair accessible dwelling, enhancing functionality for the existing family.

Character and Appearance of the Area:

The proposals are deliberately set back from the front elevation and the existing eaves in order to retain the dominance of the existing architecture and make the proposed extension subservient. The new dormer is similar to those located around the local area. The new dormer reflects the materiality of the existing house and compliments the existing building. The new dormer does not reduce the gaps between buildings, nor does it unbalance the rhythm of the building frontage.

Amenity – Impact on Site Users:

There is no change in the amenity space for the property as a result of these proposals.

Amenity – Impact on Neighbours:

The neighbouring properties facing the new dormer are a considerable distance away and the new window will cause no overlooking issues or any impact upon daylighting. The outlook from the dormer window would largely be of the adjacent public amenity space. There would be some oblique views of neighbouring properties, however, this would not result in direct overlooking.

Trees and Landscaping:

There is no change to the existing landscaping, nor any impact upon trees.

Transport and Parking:

There is no change to the existing provision.

Cycle Provision:

There is no change to the existing provision.

Refuse Provision:

There is no change to the existing provision.

Ecology:

There is no ecological impact from the proposals.

Community Infrastructure Levy:

The proposals are CIL exempt due to their scale and residential nature. The extension is an enlargement of a dwelling which is the individual's sole or main residence and does not comprise a new dwelling.

6. CONCLUSION

A pre app discussion was carried out for the design since the property has undergone a great deal of past alteration and the proposed dormer sits upon an extension to the property. The result of this was that local authority confirmed that the proposed design accords with national and local policy and therefore is likely to be acceptable.

The new set back side dormer is respectful in regards to siting, materiality, design and massing.

There is no impact upon neighbours privacy and the extension relates to a side elevation.

The property owners bought the property due to its wheelchair accessibility however the end bedroom is currently inaccessible and unusable as a double bedroom despite its footprint due to head height issues. The proposals greatly enhance the functionality of the property for the family and for any future occupants.