

DESIGN AND ACCESS STATEMENT

Proposed Single-Storey Rear Extension and Front Porch Extension

Site Address:

16 Oatlands Road
Shinfield
Reading
RG2 9DW

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the proposed alterations and extensions to the existing dwelling at **16 Oatlands Road, Shinfield, Reading, RG2 9DW**.

The proposal comprises:

- A **single-storey rear extension** extending approximately **9.0 metres from the existing rear wall and 4.53 mt in width**;
- A maximum overall height of approximately **3.0 metres**, incorporating a **flat roof**;
- A small **front porch extension of approximately 3 sq.m** with roof similar as existing so that the proposal remains sympathetic to the character of the existing dwelling.

The proposals seek to provide additional and improved internal accommodation while making efficient use of the existing residential plot. The design has been developed with consideration to the character of the property, the surrounding residential context, neighbouring properties and the visual impact of the proposed extensions. This proposal does not involve modification or demolition of any existing roof.

2. Site and Surrounding Context

The application property is an existing residential dwelling located on Oatlands Road within an established residential area of Shinfield, Reading.

The surrounding area is predominantly residential in character, comprising houses of varying forms and scales. A number of properties within the locality have been extended and altered over time, reflecting the established pattern of domestic extensions within the area.

The immediate surroundings have therefore been considered in developing the proposed design, particularly in relation to the scale, form, height and relationship of the extensions to neighbouring properties.

Of particular relevance is the neighbouring property at **No. 18 Oatlands Road**, which has an existing rear extension of a **similar depth** to that proposed at No. 16. This provides a relevant contextual precedent for the enlargement of the application property and demonstrates that a substantial single-storey rear extension can be accommodated within the established residential context.

The proposed extension nevertheless remains subordinate in height to the main dwelling and is designed as a single-storey addition.

3. Proposed Development

The application proposes a single-storey rear extension extending approximately **9 metres beyond the existing rear wall** of the dwelling.

The extension will have a maximum overall height of approximately **3 metres** and will incorporate a **flat roof**. The low-profile form has been selected to minimise the visual prominence of the extension and reduce its impact when viewed from neighbouring properties and the surrounding area.

The rear extension is intended to provide additional usable accommodation and improve the relationship between the internal living spaces and the rear garden.

The proposal also includes a **front porch extension of approximately 3 sq.m**. The porch will have a **sloping roof form**, reflecting the existing architectural character of the dwelling and helping the new entrance element to appear integrated with the existing house rather than as a visually dominant addition.

The front porch is modest in scale and will remain clearly subordinate to the main dwelling.

Overall, the proposal represents an appropriate and proportionate extension to the existing dwelling and is considered to respond positively to the character of the site, its surroundings and the requirements of residential amenity.

4. Site Pictures



Looking towards the house from the Rear Garden



Looking towards house number 18 from the rear Garden



Front of the house and existing entrance



Looking towards the front of the house from Front Driveway