

DESIGN AND ACCESS STATEMENT

Proposed Single-Storey Rear Extension

35 Falstaff Ave., Earley

The Property

The host property is a two-bedroom semi-detached bungalow.

It has no Planning history and does not benefit from any previous extensions/conversions.

The plot is relatively flat and has an area of approx.055ha.

The rear garden has an average length of 21.5m.

The northern boundary with 33 Falstaff Ave runs at an angle (see site plan) with the width of the rear garden varying from 13.0m at the line of the original rear wall, to 18.0m at the rear boundary.

There is a detached garage to the side/rear of the property.

This garage is situated on the boundary with no.33 and is set back a minimum of 1.65m from the rear of the host property.

It is 5.69m long x 3.17 wide, the height being 2.48m at the front sloping down to 2.13m at the rear.



Google Earth Image

37 Falstaff Ave.

The adjoining property, 37 Falstaff Ave, has a 4.0m flat roofed rear extension which was granted Planning consent under application ref. 211487.

33 Falstaff Ave.

The adjacent property, 33 Falstaff Ave. is also a semi-detached bungalow.

It is set lower than the host property, the driveway sloping down from road level to a point approx.level with the front of the host property.

It is, therefore, set 1.275m below the ground level of the host property.

A retaining wall with a 0.2m upstand forms the boundary between the two properties, this being topped with a close boarded fence separating the rear gardens.



View from Falstaff Ave.

The flank wall of the property is approx. 3.6m¹ from the boundary (measured on the line of the rear wall of the host property).



Flank Wall of No.33

- W1 – Study window
- W2 & 3 – Bathroom windows
(obscure glazed)
- W4 – Secondary window to
Kitchen

There are four windows in the flank of no.33 as shown above.

¹ Measured off O.S.map

No.33 benefits from a rear dormer extension which was built as permitted development (see app.ref.61869).

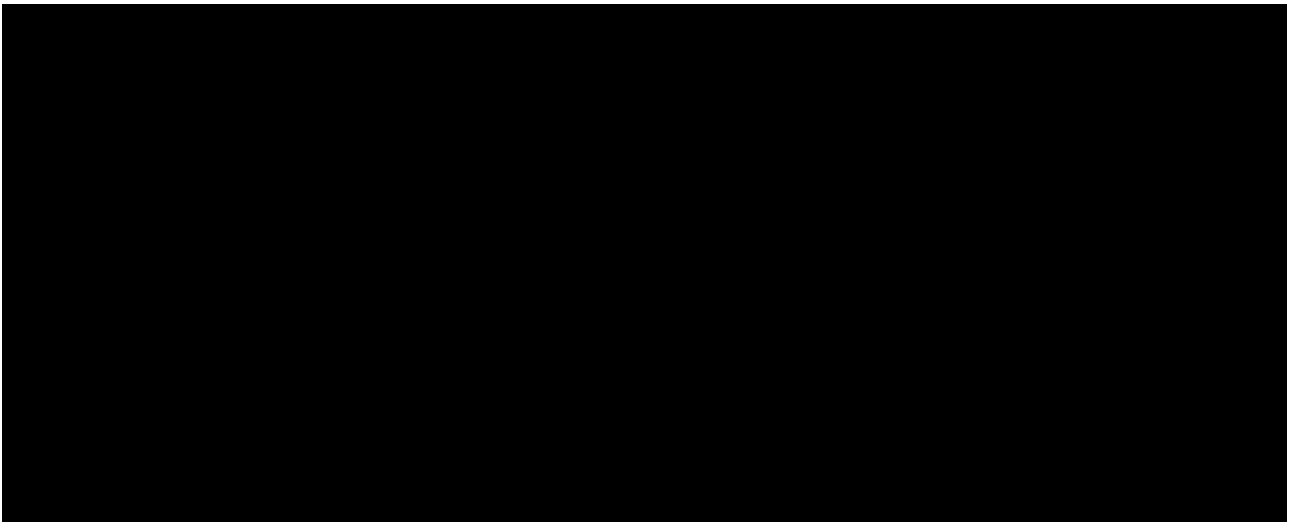
A rear conservatory running across approx. half the width of the property has also been added. It has an obscure polycarbonate roof.

This property also has a detached garage in the rear garden measuring approx. 7.7m x 3.0m¹ with a height of 2.37m.

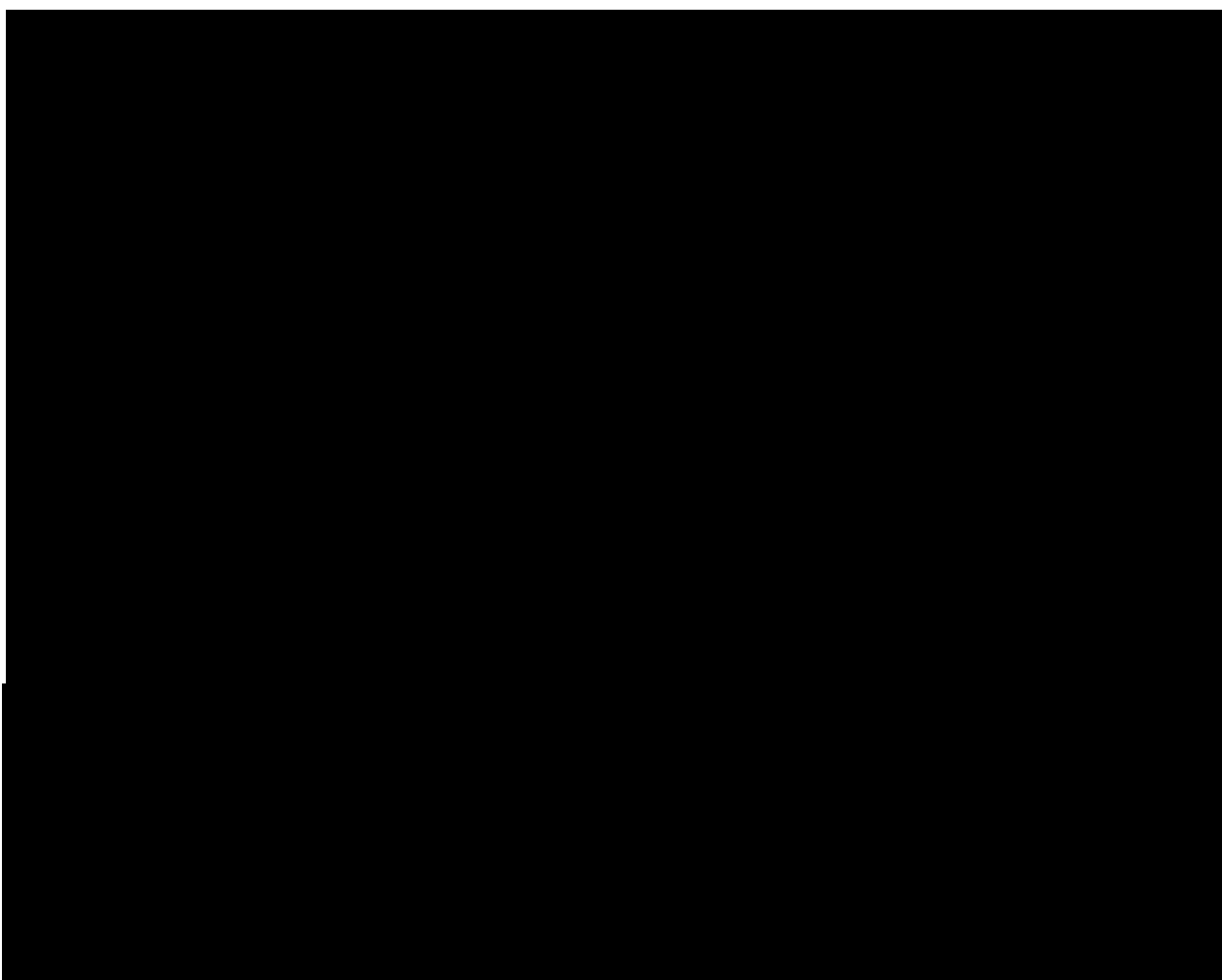


View of Rear of No.33
(taken from rear of garage of host property)

The Design Brief



Mrs.Austin has provided the following statement in support of this application :-



PPG Housing for older and disabled people

'Unsuitable or unadapted housing can have a negative impact on disabled people and their carers. It can lead to mobility problems inside and outside the home, poorer mental health and a lack of employment opportunities. Providing suitable housing can enable disabled people to live more independently and safely, with greater choice and control over their lives'.

Wokingham Borough Council's Disabled Facilities Grants & Aids and Adaptations Policy

'A suitable home can help disabled people of all ages to build and sustain their independence and maintain connections in their community'.

The Proposed Extension

The proposed single-storey extension will be 4.0m deep across the entire width of the original rear wall.

The enlargement of the existing Lounge and Kitchen will provide the additional space necessary for Mr.Austin to integrate with family and friends in the daytime.

It is submitted that this will not cause any harm as the adjoining property, 37 Falstaff Ave. already has such an extension.

The front wall of the side section of the proposed extension will be 0.9m forward of the corner of the original rear elevation.

It will have an overall depth of 12.250m, extending 7.35m beyond the rear wall of the rear extension.

The width will generally be 4.3m (4.0m where built off the side wall) increasing to 6.6m where the Medical Store projects.

The height of the extension will be 2.8m.

The side section will house the following accommodation :-

- A bedroom large enough for a home hospital bed with the necessary space required to provide the necessary care for Mr.Austin.
It will have a modest floor area of 15.5m².
Patio doors are to be provided to allow views and access into the rear garden.
A side door will provide access for ambulance staff.
The structure will be designed to ensure that adequate support is available for all hoists etc.required.
The en-suite shower room has been designed to comply with Part M of the Building Regulations.
- A Carer's Bedroom which will have a modest floor are of 11.65m² and will access a small shower/wc.
- A small Utility Room is to be provided, with a floor area of 5.6m², for all the laundry of Mr.Austin and his family.
- The Medical Store will have a floor area of 5.15m². This will allow storage of everything required to support Mr.Austin's care.
It will have an external door to allow care staff to enter/exit.

All elements of the extensions will comply fully with Part M of the Building Regulations.

It is acknowledged that the side extension will not comply with the provisions of the Borough Design Guide.

However it is requested that the following is taken into account when determining this application :-

- The host dwelling already has a detached garage (as previously described) running along part of the boundary with no.33.
The proposed extension will be set by a min. 1.0 of the boundary at its front, increasing to 4.0m immediately before the projection of the Medical Store.
The flank wall of the Medical Store will be 1.7mm from the boundary at the front, and 2.65m at the rear.
The side extension will, therefore, be set well back from the boundary when compared with the existing garage.
Furthermore, the height of the extension would only be 0.32m higher than the front of the garage, rising to 0.67m at its rear.
- The applicants are entitled to replace or supplement the fence immediately on the boundary to a height of 2.0m as permitted development.
Only 0.8m of the extension would show above such a fence.

- The applicant is entitled to erect outbuildings² along the boundary line to a height of 2.5m if within 2.0m of the boundary (only 0.3m less than the proposed extension) or up to 3.0m (0.2m less than the proposed extension) if over 2.0m from the boundary.
- The only window on the flank wall of no.33 that could potentially be partially affected by the extension is the secondary window to the Kitchen (previously identified as W4). When analysed the light to this window would not be compromised, applying the 25° 'test' as set out in BRE document Site Layout and Planning – A Guide to Good Practice.

Conclusion

It is acknowledged that an applicant's personal circumstances are normally a non- material consideration.

However, it is submitted that they do become a material consideration when they are exceptional and clearly relevant, in this case the provision of facilities for someone with a physical disability.

In this respect we would draw attention to Appeal Ref: APP/R1845/W/17/3179604 in which the Inspector chose to afford considerable weight to the exceptional medical circumstances.

We would submit that considerable weight should also be afforded to Mr.Austin's exceptional circumstances and needs when balanced against other Planning considerations.

Given the urgent need for this accommodation we would request that officer's process the application as swiftly as possible, contacting the agent to discuss any concerns they might have before arriving at a final decision.

² As permitted development. Outbuilding/s must be incidental to the enjoyment of the dwelling house