

Design Statement

21 Sandhurst Road Finchampstead RG40 3JG

Background

21 Sandhurst Road is a two storey detached property, to the south west of Sandhurst Road with a single storey front offshoot and detached double garage both to the front north east, the property is set back from Sandhurst Road and screened from Sandhurst Road with well established trees. the property has a large south west facing garden to the rear and has adequate parking to the front for four plus vehicles included the detached double garage. The property is finished in facing brick and horizontal cladding with a pitched gable end tiled roof over, the front single storey offshoot has a flat roof over. The neighbouring property to the north west is number 19 Sandhurst Road, which is set back from number 21, adjacent properties to the south east are the rear gardens of properties in Cambrian Way. The site does not fall within any specially designated areas.

Proposals

Single storey rear extension.

Existing front offshoot - Changes to external finish, new roof over and changes to fenestration.

Design

Single storey rear extension.

The proposed rear extension will project 4.5m from the rear of the existing property and will line through with both gable end walls of the existing property. The proposed eaves height and overall roof height will be approx. 2.95m above existing external ground level. The proposed rear extension will be finished in facing brick to match the existing with a flat roof over.

Existing front offshoot - Changes to external finish, new roof over and changes to fenestration.

It is proposed to make changes to the existing front offshoot, existing facing brick walls are to be clad with horizontal cladding. The existing flat roof over offers poor thermal qualities due to substandard insulation, therefore it is proposed to provide a new warm roof over the existing, which will improve thermal resistance to current standards, improving thermal resistivity and reducing heating costs. Changes to the fenestration will accommodate proposed internal alterations to the existing property.

The above proposals are shown on drawings which accompany this application.

Impact on neighbouring properties

Single storey rear extension.

The neighbouring property to the north west, number 19 Sandhurst Road, is set back from number 21 at the front, having a similar footprint to number 21, this results in the rear of number 19, again being set further back from number 21. As shown on drawing number 25128-003 accompanying this application, a 45 degree sight line drawn from the approximate position of the nearest ground floor window serving number 19, does not cut through the proposed rear extension and the proposed extension would line through with the rear of number 19. Neighbouring properties in Cambrian Way will be unaffected by the proposed single storey rear extension, due to the location and distance of the extension from the rear of these properties, as stated previously the adjacent south east boundary forms the rear garden boundaries of these properties in Cambrian Way. For these reasons it is considered that the proposed extension will have an acceptable level of impact on number 19 Sandhurst Road and adjacent properties in Cambrian Way in terms of light, outlook and privacy.

Existing front offshoot - Changes to external finish, new roof over and changes to fenestration.

As the proposed changes to the existing offshoot do not increase the footprint of the existing, it is considered that the proposed changes will have no further impact of detrimental affect on adjacent properties.

Impact on the street scene

Single storey rear extension.

The proposed single storey rear extension will not be visible when viewed from Sandhurst Road, therefore the proposed rear extension will not harm the street scene.

Existing front offshoot - Changes to external finish, new roof over and changes to fenestration.

All proposed changes to the existing front offshoot are in keeping and reflect the existing design and materials of the existing, together with the existing well established screening from the public domain on Sandhurst Road and screened from Sandhurst Road it is considered that the proposed changes will have an acceptable level of impact on the street scene.

Impact on the existing property and surrounding area

Single storey rear extension.

The proposed rear extension has a sympathetic design, respecting the design, proportions and built form of the existing property. The proposed is a subordinate addition, adjacent properties will have limited views of the proposed and the intended flat roof over will reduce the impact of the extension on the existing property and surrounding area. Therefore it is considered that the proposed extension will have no detrimental effect upon the character of the existing property or surrounding area.

Existing front offshoot - Changes to external finish, new roof over and changes to fenestration.

As previously stated all proposed changes to the existing front offshoot are in keeping and reflect the existing design and materials of the existing, as there is no increase to the existing footprint of the offshoot, it is considered that the proposed changes will have acceptable level of impact.

Parking

Existing parking arrangements will not be effected. Refer to drawing numbers 25128-001 and 003.

Biodiversity

The proposals will have no impact on existing wildlife or biodiversity. There are no changes proposed to the main roof of the existing property and having consulted with NatureSpace the application site is not within a red or amber risk zone

Conclusion

It is considered that the proposed rear extension will be a subservient addition with a sympathetic design and that both the proposed extension and proposed changes would not, overwhelm or dominate the original property and will have an acceptable level of impact on neighbouring properties in terms of light, outlook and privacy, and will not harm the character of the existing property or the surrounding area.



21 Sandhurst Road Front North East



21 Sandhurst Road Front North East/Side North West



21 Sandhurst Road Rear South West