



Design & Access Statement

We are submitting a second **householder planning application** for a loft conversion at **39 Elk Path, Three Mile Cross, Reading, RG7 1BA**, on behalf of **Mr & Mrs Ouazzani**. The proposal is detailed across the following drawings:

- **Drawing 01** – Existing Plans & Elevations
- **Drawing 02_1** – Proposed Plans, Elevations & Section Details (Option 2)
- **Drawing 03** – Site and Location Plans

1. Introduction

This Design and Access Statement accompanies a revised planning application for a loft conversion with a side dormer at 39 Elk Path. The proposal follows the refusal of planning application 252800, and this statement explains how the updated design responds directly and comprehensively to the concerns raised by the Local Planning Authority.

The site lies within the settlement boundary, where residential extensions are acceptable in principle subject to compliance with the Core Strategy, the Managing Development Delivery Local Plan, and the Borough Design Guide (BDG).

2. Site and Context

39 Elk Path is a semi-detached dwelling within a residential area characterised by varied roof forms. The property features a forward-facing gable, which limits the feasibility of a rear dormer. The surrounding context includes neighbouring gardens and a public footpath, with typical suburban separation distances.

3. Description of the Proposal

The proposal seeks to convert the existing loft into habitable accommodation through the construction of a modest, crown hipped, side dormer set below the ridge and inset from the eaves. The dormer provides essential headroom only and contains no outward-facing glazing toward the direction of previous concern.

Natural daylight and ventilation are provided through:

- Clear-glazed opening windows in both the front and rear gable ends, and
- Rooflights positioned within the flat roof of the dormer, providing daylight from above and optionally opening to enhance ventilation and internal comfort.

The revised design retains the overall scale and form previously considered acceptable by the Planning Authority / Appointed officer.

4. Planning History and Previous Refusal

A previous application for a similar proposal was refused under reference 252800.



The refusal cited two reasons, with only 1. Relevant on the refusal notice.

1. Overlooking and loss of privacy arising from side-facing dormer windows positioned close to the boundary with No.38.
2. Poor internal amenity due to reliance on obscure glazing as the sole source of daylight to a habitable room.

Importantly, the planning officer explicitly confirmed that the shape, scale, massing and form of the dormer were acceptable, noting that the dormer was appropriately set below the ridge, inset from the eaves, and compliant with the Borough Design Guide. The only concern related to the perceived overlooking created by the previous side-facing windows.

5. How the Revised Scheme Addresses the Refusal Reasons

5.1 Overlooking and Privacy

The revised design removes the cause of the previous concern entirely:

- The dormer now contains no windows at all to the boundary of number 38.
- All glazing serving the new habitable room is located on the front and rear elevations, in the form of:
 - Clear-glazed opening windows in each gable end, and
 - Rooflights located within the dormer roof, which face upward and cannot create overlooking.
- Optional opening rooflights provide ventilation only and do not introduce any sightlines toward neighbouring properties.
- No windows face the shared boundary with No.38, and there are no side-facing openings at dormer level.

Outcome:

There is no overlooking, no perception of overlooking, and no impact on the privacy of No.38. The proposal now fully complies with Core Strategy Policy CP3 and the BDG's privacy expectations.

5.2 Internal Daylight and Amenity

The previous refusal stated that the habitable room relied solely on obscure glazing.

The revised scheme now provides multiple independent sources of clear, unobscured daylight:

- A clear-glazed opening window in the front gable
- A clear-glazed opening window in the rear gable
- Rooflights within the dormer roof, providing direct daylight from above and optional opening ventilation



These changes ensure:

- Sufficient levels of natural light
 - Direct outward views
- A bright, functional internal environment
- Full compliance with BDG R18 and the NPPF requirement for a high standard of amenity

Outcome:

The previous daylighting concern is fully resolved.

6. Design Considerations

6.1 Scale and Appearance

- The dormer remains set below the ridge, inset from the eaves, and flat-roofed, consistent with the BDG.
 - Materials will match or complement the existing dwelling.
- The dormer remains subordinate to the host roof and does not unbalance the semi-detached pair.
- As confirmed by the planning officer in application 252800, the shape, form and massing of the dormer are acceptable, and these elements remain unchanged in the revised proposal.

6.2 Impact on the Street Scene

The Council previously accepted that the dormer's visibility from the footpath was not harmful.

The revised scheme does not alter the dormer's external massing or form, and therefore maintains the previously accepted impact.

6.3 Neighbouring Amenity

With all glazing removed from the side elevation and relocated to the front and rear, the proposal avoids any overlooking, loss of privacy, or perception of harm.

7. Access

The proposal does not alter the existing access arrangements. The dwelling will continue to be accessed via the existing front door, with internal stairs providing access to the new loft room.

8. Ecology

The previous assessment confirmed negligible bat roosting potential. The revised proposal does not introduce any changes affecting ecology.

9. Conclusion



This revised application directly and comprehensively addresses the reasons for refusal by:

- Removing all side-facing glazing to eliminate overlooking
- Providing clear-glazed gable windows and dormer-roof rooflights (including optional opening units) to ensure adequate daylight, ventilation, and outlook
- Retaining a dormer design whose shape, form and massing were already accepted by the planning officer in application 252800

The proposal now fully complies with Core Strategy Policies CP1 and CP3, the Borough Design Guide, and the NPPF. It represents a modest, well-considered roof extension that preserves neighbour amenity and enhances the usability of the home.

Approval is respectfully requested, and should any concerns be raised by the authority, may we be directly addressed during the consultation period to avoid any disruption.

*This proposal qualifies as a **householder application** under Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As such, it is **exempt from the mandatory Biodiversity Net Gain requirements** introduced under Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021).*

*Yours sincerely,
Jack Gallagher
Principal Designer
All Design Matters*