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(via Planning Portal)

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To Whom it May Concern,

Householder Application: Proposed Single Storey Rear Extension and Rear Roof Extension to Single Family Dwelling House and Proposed Roof Extension to Detached Garage at 6 Pitts Lane, Earley, RG6 1BT: Design and Access Statement

1.0 Summary

- This application is for a single storey rear extension and rear roof extensions (dormers) to a detached single family dwelling house in Earley.
- The application also includes a roof extension (dormer) to the rear roof slope of the existing detached garage.
- These works do not wholly constitute permitted development because in places they extend parts of the house given planning permission in 1997 and constructed thereafter.

1.1 Planning Context

- The house is not Listed.
- The house is not in a Conservation Area.
- The house is not in a National Park.
- The house is not in an AONB.
- There is a single Tree Preservation Order on the site (TPO-1152-2006) for a Hornbeam at the front of the site, between the driveway and main road.
- Permission was granted for '*a single storey front, two storey side and single storey rear extensions. Construction of side extension to form garage. Erection of detached double garage with studio over. Dormer extension in roof space.*' (Application No: 97/65517/F) on 6th June 1997, with an expiry of 5 years which has since been implemented and completed.

1.2 Existing House

- The original dwelling is a detached two storey house, with external walls of red brick and a pitched tile roof:



- The 1997 permission (Application No: 97/65517/F – drawings etc obtained from the Wokingham Planning Archive) shows an existing large rear single storey conservatory extension that extends some 6.2m from the original rear wall of the dwelling house:



- The 1997 permission added a two storey side extension to the north / north east of the house, including a single storey brick built kitchen that extends some 4.0m from the rear of the two storey side extension, which aligns with the original rear wall of the dwelling house. NB: the single storey kitchen extension is not behind the original dwelling house, but behind the two storey side extension:



- The 1997 permission also added a new detached double garage with studio over, to the side / rear of the house on the eastern site boundary:



- The 1997 permission also included a roof conversion to the main house, adding small dormer windows to the front roof slope and rooflights to the rear, which remains un-extended.

Approved proposed rear and front elevations, taken from 1997 application:



2.0 Design of the Proposals

2.1 Single Storey Rear Extension to the House

The existing single storey conservatory is large, extending some 6.2m from the original rear wall of the dwelling house, but being largely uninsulated and almost completely glazed is either too cold or too hot respectively, and so adds very little usable living space to the house.

The existing single storey kitchen is small and provides an awkward connection with the garden.

Between the kitchen and conservatory is a patio, with generous rear garden beyond. However, there are only two small windows facing the garden, so overall the ground floor of the house is not well connected to the garden.

Our brief was to replace the conservatory, kitchen and area of patio between, with a combined single storey extension that provides a generous kitchen, dining and living space with an excellent connection with the rear garden. The extension will be highly energy efficient and also provide a space for a plant room for a new heat pump system and space for a walk-in larder.

The extension would extend 5.4m from the original rear wall of the dwelling house, reducing the existing building line of the conservatory which is 6.2m beyond the original rear wall of the dwelling house.

The extension would be full width from side wall to side wall (13.2m wide) from the current position of the conservatory to the current position of the kitchen.

Such a single storey extension is not Permitted Development because the single storey kitchen is behind a two storey side extension, rather than the original dwelling house, so it's replacement requires Planning Permission.

The existing conservatory and rear extension have a combined GIA of 43sqm compared with 70sqm for the new combined extension.

The proposed extension would have a single storey flat roof with a parapet height of 3.35m from external ground level. This approach minimises height and bulk and reduces the 3.9m height of the existing rear extensions.

The flat roof would have a sedum finish and low profile rooflights. Sedum was chosen to provide an aesthetically pleasing 'green' outlook to the rear facing bedrooms and to reduce surface water runoff.

The rear elevation of the proposed extension includes two sets of aluminium framed sliding patio doors facing the garden, with a matching aluminium panel between. The remainder of the extension would be finished in through-coloured render.

No side-facing windows are proposed to the extension, improving the current situation as the side elevation of the existing conservatory has full width windows facing the boundary.

2.2 Rear Roof Extension to the House – Dormer Windows

The existing rear roof slope of the original house is un-extended. The front roof slope was extended with the two dormer windows given permission in 1997. These dormers add some headroom to the two second floor rooms, but the headroom remains limited, especially if beds are put in place so the rooms can be used as bedrooms.

The existing second floor layout does not include a bathroom.

Our brief was to improve headroom so that both rooms could be comfortably used as bedrooms and to add a shared shower room that would be accessible from the second floor landing.

Two dormers are proposed to the un-extended rear roof slope. Like the existing front dormers, one dormer is proposed to each room.

Two separate dormers are proposed in order to minimise bulk and massing, rather than a single larger dormer extending across much of the roof. Each dormer is large enough to fulfill the brief and no larger.

To allow a shower room to be positioned alongside the stairs, where it can be accessed from the landing, one of the dormers, on the north side of the house, would be wider than the other. This dormer would also be deeper, to allow sufficient space in the shower room and Guest Bedroom 2.

The dormers have been designed to be subordinate to the existing roof and building in the following ways:

- Generous set back from the roof eaves: 1830mm for the smaller dormer and 910mm for the larger dormer.
- Generous set back from the roof sides: 3950mm from the north and 850mm from the south.
- Generous 930mm vertical set down from the roof ridge.
- Flat roof design to minimise size and bulk. (Pitched roof options were developed but produce a much larger volume and massing to achieve the same amount of floor area and headroom.)

The dormers have also been designed to relate to the existing building in the following ways:

- Positioning of windows below.
- Proportions of windows below.
- Materials of existing building and proposed alterations.
- Form of existing building and proposed alterations.

The dormers are designed in a simple, elegant way, with dark grey metal cladding and windows, to compliment the existing building, the proposed rear single storey rear extension to the main house and proposed dormer to the garage.

2.3 Rear Roof Extension to the Garage – Dormer Window

The 1997 permission added a new detached double garage with studio over, to the side / rear of the house on the eastern site boundary.

The existing first floor studio occupies the roof space of the garage, and for many years operated as a small hair dressing salon. The applicant wishes to instead use the garage studio as guest accommodation.

Our brief was to increase the amount of full-height internal space at first floor level, some of which is to be used to add a small shower room.

This application therefore proposes a flat roof dormer window to the rear roof slope of the garage to provide the required additional head room. The dormer contains two small windows, one to the shower room and one to the bedroom, both of which face directly down the rear garden. The new shower room window, which is closest to the site boundary, is obscure glazed for privacy and to avoid any sense of overlooking.

The dormer is designed to be subordinate to the existing garage roof, being set in a generous ~1m from each side of the roof and 0.85m vertically down from the ridge.

The dormer is designed in a simple way, with dark grey metal cladding and windows, to compliment the existing buildings, the proposed rear single storey rear extension and dormers to the main house.

Minor alterations are also proposed to the garage fenestration. The existing rear window and door are to be infilled, along with the side window on the south west elevation.

2.4 Other Changes

In addition to the single storey rear extension, roof extension and garage dormer, the following minor changes are proposed to the existing house:

- All existing windows are to be replaced with double or triple glazed, aluminium framed units to improve energy efficiency;
- 2no. first floor rear facing bedroom windows are to be enlarged and external glass Juliette balconies are proposed;
- A new side-facing aluminium door to the north-east elevation is proposed to allow access from the side driveway into the new boot room;
- Adjacent to the above, a new side-facing obscured window is proposed to the new WC.
- Additional rooflights are proposed to the front and rear roof slopes of the main house and one to the front roof slope of the detached garage.

2.5 Materials

The proposed extensions have been designed in materials to compliment the existing house and each other, as follows:

Main House

Extension walls:	Through-coloured render;
Extension roof:	Sedum roof finish, with integral gutter and concealed RWP;
Patio doors:	Aluminium framed sliding doors;
Rooflights:	Low profile frameless rooflights;
Windows:	Aluminium framed windows;

Dormers to Main House and Garage

Dormer walls:	Aluminium cladding;
Dormer flat roof:	Dark Grey membrane roof finish, with integral gutter and concealed RWP;

3.0 Planning Considerations

3.1 Daylight, Sunlight and Overlooking

The existing house, like its neighbours, is detached and sits on a generous plot, with large spaces between dwellings. As such, the proposals comfortably comply with BRE Daylight and Sunlight Rules of Thumb, specifically the 45 degree elevation / section rule.

No additional overlooking relationship is created by the proposals.

It is therefore considered that the proposals would not adversely impact the daylight and sunlight or the amenity of neighbours.

3.2 Scale, Bulk and Size

The proposed single storey rear extension replaces two existing extensions in the same location and does not extend either side building line, so the proposed extension would be no closer to neighbours than the existing.

The rear projection of the existing extension is reduced from 6.2m to 5.4m and the height of the existing extension is reduced from 3.9m to 3.35m. As such the scale, bulk and size of the proposed extension is minimised.

The proposed dormer extensions to the house have been designed to be subordinate to the roof form, being set in 0.85m and 3.950m from the edges of the roof, set down 0.93m from the ridge line and set back 0.9m and 1.83m from the eaves.

The proposed dormer extension to the garage has been designed to be subordinate to the garage roof form, being set in approx. 1m from the edges of the roof, set down 0.85m from the ridge line and 0.25m from the eaves.

3.3 Consented Applications on Pitts Lane, Earley

Larger extension schemes, such as 'L240167' and 'L193082', have recently been consented on Pitts Lane. For example, L240167 approves a much larger two storey rear extension at the neighbouring property, 4 Pitts Lane. This projects from the rear wall of the house by approx. 7m at ground floor level, 6m at first floor level and extends the width of the house to approx. 15.5m. The proposals described by this application are smaller in every way.

3.4 Trees

The proposed rear extension combines two existing extensions and the space between the existing extensions is currently patio, so no trees or shrubs can be affected by the proposals.

The TPO Hornbeam to the front of the site cannot be affected by the proposals and due to it's location and existing driveway design would not be impacted by construction traffic etc.

3.5 Biodiversity Net Gain (BNG)

Householder Applications are exempt from BNG calculations.

4.0 List of Drawings Submitted

077 E SL	- Existing Site Location Plan
077 E BP	- Existing Block Plan
077 E P 00	- Existing Ground Floor Plan
077 E P 01	- Existing First Floor Plan
077 E P 02	- Existing Second Floor Plan
077 E P 03	- Existing Roof Plan
077 E EL	- Existing Elevations
077 E S A	- Existing Section A
077 E G	- Existing Garage Plans
077 PL SL	- Proposed Site Plan
077 PL BP	- Proposed Block Plan
077 PL P 00	- Proposed Ground Floor Plan
077 PL P 01	- Proposed First Floor Plan
077 PL P 02	- Proposed Second Floor Plan
077 PL P 03	- Proposed Roof Plan
077 PL EL	- Proposed Elevations
077 PL S A	- Proposed Section A
077 PL G	- Proposed Garage Plans

5.0 Site Visit

Please contact the Agent, Fred Guttfield if you wish to visit site.

6.0 Conclusion

This application seeks to improve the living accommodation and energy efficiency of this house. The alterations would not adversely impact neighbours, would comply with relevant planning policy and are of a size and scale granted planning permission elsewhere locally. We therefore recommend it to you for approval.



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