



Job: 1 Westcroft Cottages, Eversley Road GU46 7RJ

Subject: Design and Access Statement

Date: February 2024

Background:

1 Westcroft Cottages is situated on the South side of Reading Road in the Yateley Green Conservation Area being a rural style semi-detached house constructed in 1903 with later rear extension added. The immediate area contains mainly detached, semi-detached houses and bungalows built in various eras all set in generous plots.

The property hosts a level plot bounded by hedging and planting to enjoy privacy from the road and neighbouring properties, with concrete drive surfaced area sufficient for several cars.

Proposal:

To form a ground floor rear and side extension.

Location:

1 Westcroft Cottages is located to the northern end of the Reading Road and forms several semi-detached houses.

Scale:

The proposals are modest and will have no detrimental impact on the existing historic fabric + the design is looking to use the existing features and materials within the proposed design for continuity.



Design Principles & Considerations:

The design of any proposed building needs to respect and reflect the features of the existing building style and that of the adjoining properties to harmonise with the character of the Conservation Area.

Consideration in the siting of any extension must be given with regard to its mass scale, bulk and height in its relationship to the existing house

Considerations - Planning Policies: GEN1, GEN4, URB1, URB 16, GEN11 , T14



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Design and Impact Assessment:

The design of the side extension is sympathetic to the street scene and the adjacent properties.

The development subject to this application to be acceptable, the main issue will be its impact on the character of the wider area. Therefore, it is reasonable to apply the logic that for the development to have a negative impact in this respect it would need to be out of keeping in terms of its design features with its immediate locality. Adjacent properties and the attached property have all had approved and built side extensions therefore the proposed is believed to be in keeping with adjacent properties and therefore will not provide a negative impact.

Overlooking:

The proposals do not create overlooking.

Trees:

The proposals do not affect any trees. The protected trees are greater than 15m from the proposed work.

Previous applications:

The site is not in a flood risk area in accordance with the Environment Agency mapping.

Previous applications

58/02753 – proposed vehicle access

19/00816 – tree

20/02322 – tree

23/01737 - refused

Access:

There is no proposal to alter the existing access or parking arrangements that are suitable for 3 vehicles and pedestrian access.

Summary:

The proposal will create a visually attractive subservient design which will both complement and harmonise with the adjoining properties and given the considerations with regards to the obviating any damage to the visual amenity in this important Conservation Area we believe this proposal meets such criteria so that planning permission should be granted.