



**PLANNING STATEMENT for
A HOUSEHOLDER PLANNING APPLICATION at**

54 ROSEHILL PARK

EMMER GREEN

READING

RG4 8XF

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1. Introduction

1.1 iPlans has been instructed by Tom Cubbage and Sarah Glanville to submit a householder planning application for the enclosing of the existing open porch, a single storey side extension and a two-storey rear extension

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 54 Rosehill Park, Emmer Green, Reading, RG4 8XF accommodates a detached property.

2.2 Photographs below shows the front and rear elevations of the dwellinghouse.



2.3 The external finish of the dwellinghouse is brick, and the fenestrations are uPVC.

2.4 Planning history for this property includes the following applications:

2.4.1 221007 – single storey rear extension – granted

2.4.2 221006 – the enclosing of the existing open porch and a two-storey side extension - refused

3. The Proposal

3.1 This householder planning application is for the enclosing of the existing open porch, a single storey side extension and a two-storey rear extension

3.2 It is proposed to enclose the existing open porch.

3.3 The ground floor element of the side extension will infill the space to the rear of the garage and will be of a depth that aligns with the main rear building line of the dwellinghouse. It will have a stepped design. It will have a flat roof which will be the same height as the existing garage roof. The existing utility structure to the rear of the garage will be demolished. There will be a door to the side elevation and a window to the rear elevation.

3.4 The two-storey rear extension will measure 3000mm deep and 9766mm wide. At ground level, there will be 2x bi-folding door and a window to the rear elevation and at first floor, there will be 3x window to the rear elevation. The extension will have a hipped roof.

3.5 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Rosehill Park without significantly affecting the traffic flow.

3.6 Waste from the site will be removed by skips with the appropriate street licences.

3.7 Hours of operation will be in accordance with the good contractors scheme. Work will take place between 8am to 5pm Monday-Friday.

4. Relevant Planning Policy

4.1 The Local Plan and Design Guide To House Extensions Supplementary Planning Document has been consulted as part of this application.

4.2 Policy CC7 of the Local Plan states that all development must be of high design quality that maintains and enhances the character and appearance of the area in which it is located. Proposals will be assessed to ensure that the development makes apposite contribution to the character of a place.

4.3 Policy CC8 of the Local Plan is with regards to safeguarding amenity. Development should not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties in terms of privacy and overlooking, access to sunlight and daylight, visual dominance and overbearing effects of a development, harm to outlook, noise and disturbance.

4.4 Policy H9 of the Local Plan is with regards to house extensions They will be acceptable where it respects the character and appearance of the house in terms of scale, location, materials and design. They should respect the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design. They should not present an overbearing impact on neighbours.

4.5 The Design Guide to House Extensions Supplementary Planning Document state that bulky and sizeable proposals in relation to the existing dwelling will not be considered favourably. Consideration needs to be given to the size of the existing dwelling and what is considered subservient to the existing dwelling. Extensions should complement and not appear overbearing to the existing dwelling. Disproportionate proposals that are considered harmful to the character and appearance of the existing dwelling are unlikely to be supported. Care should be given when designing an extension of any scale that there is not a loss of daylight to habitable rooms in neighbouring dwellings. It is highly likely that an application will be refused unless it demonstrates that neighbouring dwellings will not suffer from a loss of light. This can be demonstrated in proposals by illustrating the 45-degree rule of thumb on proposed plans and an assessment of orientation in relation to direct sunlight to important habitable rooms. Rear extension proposals would likely not be supported if they demonstrate any of the following:

- 4.5.1 Harm to neighbouring dwellings in terms of overlooking. This can be avoided in most cases by not having windows on the side elevations of rear extension
- 4.5.2 Harm to neighbouring dwellings in terms of loss of light. Two storey rear extensions should not be closer than a line taken at 45-degree from the middle of any window of a habitable room in a neighbouring property.
- 4.5.3 Designs that do not complement the existing dwelling
- 4.5.4 The rear extensions extends more than 4m from the existing dwelling. This applies to both single storey and two storey rear extensions. However, the acceptability of a rear extension in terms of length and height will be derived from the circumstances of the application site. In some cases, an extension of more than 4m may be acceptable, but this needs to be justified.

4.5.5 The resulting rear extension would reduce the back to back distance between dwellings to under 20m for two storey developments.

4.6 In terms of side extensions, the roof design of single storey side extension should complement the roof of the original house in terms of design and angle of pitch.

5. Conclusion

5.1 The proposal is for the enclosing of the existing open porch, a single storey side extension and a two-storey rear extension.

5.2 The proposed enclosing of the existing open porch will not have a negative impact on the street scene.

5.3 The single storey side extension will infill the space to the rear of the existing garage. It would not be visible from the street scene.

5.4 The two-storey rear extension adheres to policy guideline in that depth does not exceed 4m or surpass a line taken at 45-degree from the midpoint of the nearest neighbouring habitable window.

5.5 The proposed materials will match with existing materials so as to protect the character and appearance of the property.

5.6 I therefore hope you would consider this application for approval.