

PLANNING STATEMENT (LOFT)

266 KENTWOOD HILL, TILEHURST, RG31 6DR

PROPOSAL: CONVERSION OF LOFT SPACE INTO HABITABLE ROOM WITH TWO REAR DORMER WINDOWS AND 4 X FRONT ROOFLIGHTS.

APPLICANT: ROBERT SMITH



Date: July 2023

Revision: 1.0

1.0 INTRODUCTION

1.1 This statement has been to support the conversion of the loft space into habitable room with two rear dormer windows and 4 x front rooflights:

- i) CIL Form
- ii) Application Drawings

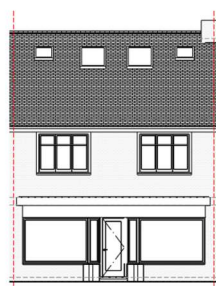
for the conversion of the loft space into habitable room with two rear dormer windows and 4 x front roof light at 266 Kentwood Hill, Tilehurst, Reading, Berkshire, RG31 6DR. The application site has a two-storey terraced building with direct vehicle access from Kentwood Hill.



Figure 1: Shows the location of the application site (with the red dot)

2.0 SITE ASSESSMENT

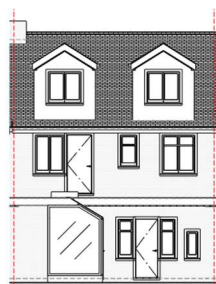
2.1 The site is located on the south-eastern side of Kentwood Hill which forms one of the terraced properties with a ground floor shop and a first floor flat unit. The surrounding building are of similar type and the adjoining building no. 264 has a similar proposal approved. The following photos shows the approved plans of no. 264



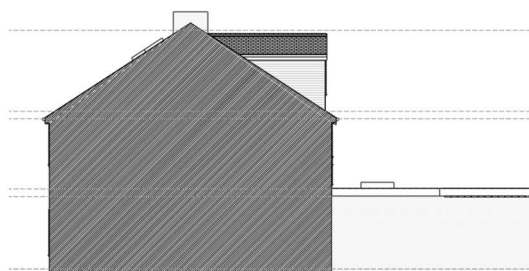
PROPOSED FRONT (1:100)



PROPOSED SIDE (1:100)



PROPOSED REAR (1:100)

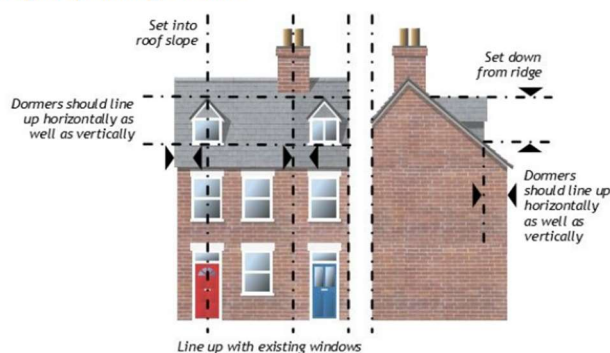


PROPOSED SIDE (1:100)

3.0 THE PROPOSAL

3.1 The proposed design would be similar to the above approval in terms of scales, mass and external appearance, which will be compatible with the March 2021 Reading Design Guide to Housing Extensions SPD as follows:

- 7.3.5 All dormer extension styles will be considered on a case by case basis in relation to the character and appearance of the existing dwelling and surrounding area. The conversion of existing roof space within a dwelling to living accommodation where light is obtained solely by the insertion of velux type roof lights does not normally require planning consent.



3.2 Where it also states that:

- Where permission is required, dormer extension proposals need to demonstrate compliance with policies CC7: Design and the Public Realm, CC8: Safeguarding Amenity and H9: House Extensions and Ancillary Accommodation relating to the character of the original house and adjacent properties and the protection of privacy. Unfortunately, Reading has a few examples of box style dormers on the front of houses or dormers of excessive size which demonstrate how harmful this type of extension can be if not designed with these key criteria in mind.

- Dormer windows should be set within the roof slope and be in proportion with the scale of the rest of the house in terms of overall size and window shape. Two appropriately designed small dormers may be better than one large dormer in achieving this. It is important that dormers and rooflights reflect the pattern of existing window openings by being positioned to line through vertically with the window openings below, whilst avoiding building to the edge of a neighbour's roof to avoid party wall issues.

- In some cases; flat roof dormers may be more appropriate than pitched roof dormers, if done in a way that is appropriate in terms of size and scale. One example where flat roof dormers could be considered appropriate is on a Georgian style house, or a bungalow with a high pitched roof. The key consideration is whether or not the flat roof dormer is appropriate in terms of size, scale, and selection of materials in relation to the existing dwelling and are not considered 'box dormers'.

3.3 It is considered that the proposal would meet the above requirement in particular the proposal would be very similar to the approval at no. 264 Kentwood Hill.

4.0 Use

4.1 The proposed use is for a residential property.

5.0 Amount

5.1 The proposal would be restricted to the front with 4 numbers of rooflight which would not protrude more than 150mm above the roofslope, and the rear alteration will comprise of two small dormer windows.

6.0 Scale and Impact

6.1 The design of the roof extension is inline with local SPD. Consider it is within the SPD requirement, the impact to the neighbouring area is considered to be limited.

7.0 Access

7.1 Access to the flat will be moved from the ground floor rear to the ground front a separate entrance within the shop will be created. A further separate through the shopfront will be created through a separate application similar to that of no. 264.

3.0 CONCLUSION

3.1 The above proposed will use materials similar to existing to minimise the impact to the surrounding areas and will follow the SPD guidelines, hence it is considered the proposed development would meet the local and national planning requirements.