

Proposed front porch and canopy

10 Stuart Close, Emmer Green, Reading, RG4 8RE

Planning Statement

Introduction

Studio Charrette has been commissioned by Ben Deaton to prepare a full householder planning application for a front porch and canopy at 10 Stuart Close, Emmer Green, Reading, RG4 8RE.

This application is supported by the following documents:

- Planning application form;
- Correct fee;
- Planning Statement (this document);
- Site location and block plan;
- Existing and proposed plans and elevation



Application Site

10 Stuart Close is a two-storey terrace property. It has a lower base brickwork while the rest of the property is rendered. It has a tiled pitch roof and uPVC windows and doors. The property has a front garden with a lawn.

The surrounding street is characterised by a mix of rendered, brickwork, detached, semi-detached and terrace properties.

The property is not listed and is not within a conservation area.

Figure 1: Site Location Plan



Planning History

One previous application has been submitted on the site, as follows:

992294 - Two storey and single storey rear extension - 18/03/1999 – Approved

There are no planning obligations or conditions on the property that would preclude the proposed development.

The Proposal

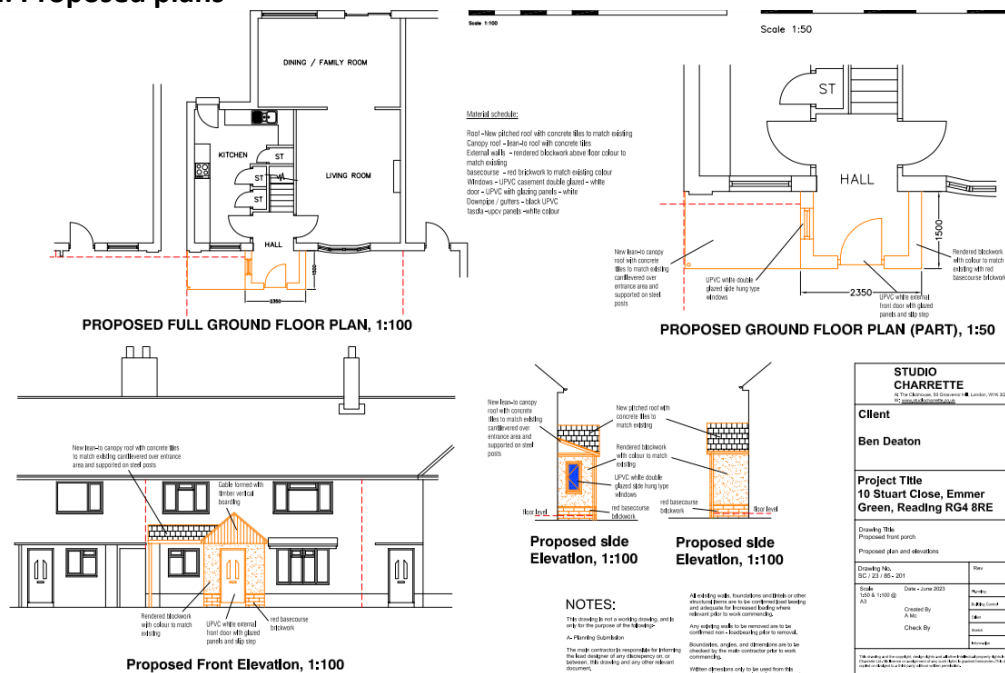
The proposal is for a new front porch and a canopy overhang over the window to the front of the property.

The new front porch measures 1.5 metres in depth and 2.35 metres in width. It is joined by a lean to canopy to the west. The canopy has a width of 2.1 metres and a depth of 1.5 metres.

The porch has a ridge height of 3.5 metres and eaves height of 2.45 metres. The canopy is set down from the main ridge of the front porch but matches at eaves height with the front porch.

The porch has a brick base, render, concrete roof tile, gable roof formed with timber vertical boarding and uPVC white window and an external front door with glazed panels.

Figure 2: Proposed plans



Planning Policies

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Planning Policy Framework (NPPF 2021)
National Planning Practice Guidance

Reading Borough Local Plan (2019)

Policy CC7: Design and the Public Realm

Policy CC8: Safeguarding Amenity

Policy H9: House Extensions and Ancillary Accommodation

Policy TR5: Car and Cycle Parking

SPG/SPD

A Design Guide to House Extensions SPG

Assessment

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ii) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- iii) an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The proposal is for a front porch and canopy within the settlement boundary. Development and alteration within the settlement boundary is considered to be sustainable and therefore the principle of development is accepted.

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for the design of housing extension.

The porch will be an attractive addition to the dwelling. The existing dwelling has a canopy line which will be retained and reinterpreted in the proposed development. The projecting porch will only be slightly larger than a porch that would fall under permitted development. It will not extend further than the existing projections at either end of the terrace and so there will be no break in the overall building line.

There are a number of different types of porches on the street, as such there is no disruption of the pattern present on the street as a result of the proposal. The proposed development has an appropriate height with the canopy set down from the main ridge of the front porch.

Both the front porch and canopy have a pitched roof design which is a character of the host dwelling and the surrounding properties. The proposed materials include a brick base, render, concrete roof tile, gable roof formed with timber vertical boarding and uPVC white window and an external front door with glazed. These comply with the character of the area and are in accordance with policies CC7 & H9 of the Reading Borough Council Local Plan (2019). The proposal is considered acceptable in terms of its design and impact on the street scene, in accordance with paragraph 130 of the NPPF.

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact on the living environment of existing or new residential properties.

The proposed extension sits comfortably in the middle of the terrac. The canopy does not obstruct movement through the alleyway to the west. The porch extends approximately 0.5 metres from the bay window on the east of the property. There is no obstruction in terms of the loss of light as the sun moves from the east and sets to the west. Also due to the roof pitching away from the window, there is no form of overbearing impact on the window or the alleyway. The proposal is in accordance with policies CC8 and H9 of the Reading Borough Council Local Plan (2019).

The proposal is for a front porch and canopy. It does not increase the number of bedrooms nor does it impact any parking arrangements. There is no traffic issue as a result of the proposed development.

The proposal amounts to Sustainable Development which accords with the prevailing policies of the Development Plan and NPPF. The National Planning Policy Framework (NPPF) has a general presumption in favour of sustainable development. Paragraph 11 of the NPPF confirms that there is a presumption in favour of sustainable development and that development that accords with the development plan should be approved unless material considerations indicate otherwise.

Conclusion

Following a review of the proposal's applicable policy and material considerations, it is our professional view that the development is in compliance with all applicable policies.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with the applicable guidance of the NPFF.