



PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

**Proposed Extension works at: 10 Brendon
Close Rg306ea**

Planning Statement

**Written and prepared by Planning By
Design on Behalf of Mr. Ryan Short**

Application

Planning by Design (**the Agent**) have been instructed on behalf of Mr Ryan Short (**the Applicant**) to prepare and submit a planning application to Reading Borough Council (**the Planning Authority**) for proposed extension works (**the Proposed Development / Proposal**) at: 10 Brendon Close Rg306ea (**the site**). The following Planning Statement has been constructed to support this application and demonstrate how the proposal is compliant with the relevant national and local planning policies / material considerations and how special circumstances apply for the provision of this application.

This Planning Application is supported by the provision of the following items:

- Application Form;
- Site Location Plans;
- Existing and Proposed Block Plans;
- Existing and Proposed Plans and Elevations;
- Planning Statement.

Site Location

The site location to which this householder planning application relates is no 10 Brendon Close Rg306ea with the site consisting of a semi detached property situated within the corner of the cul-de-sac. The site benefits from a large rear garden along with a hard standing area to the front which facilitates off-street parking opportunities. As per the councils local plan, the sit is not associated with any relevant planning constraints or particularly sensitive landscape designations



Figure 1: Site location plan (not to scale)

Proposed Development

The proposed development requested by way of this householder planning application is for the development of a single story side extension for the provision of additional incidental living space within the existing property. As per the supplied planning drawings and designs, the proposal will be a modest addition to this site which will not be significantly out of line of what is normally deemed to be Permitted Development under Class A of the General Permitted Development Order (subject to prior approval). The proposal will incorporate timber as a primary material with the introduced roof to be a rubber membrane. Which this is a diversion from matching materials, the selected materials are considered to be appropriate as the site is discreetly tucked away in the corner which will ensure that the streetscape character of this area will not undergo any significant change as a result of this development.

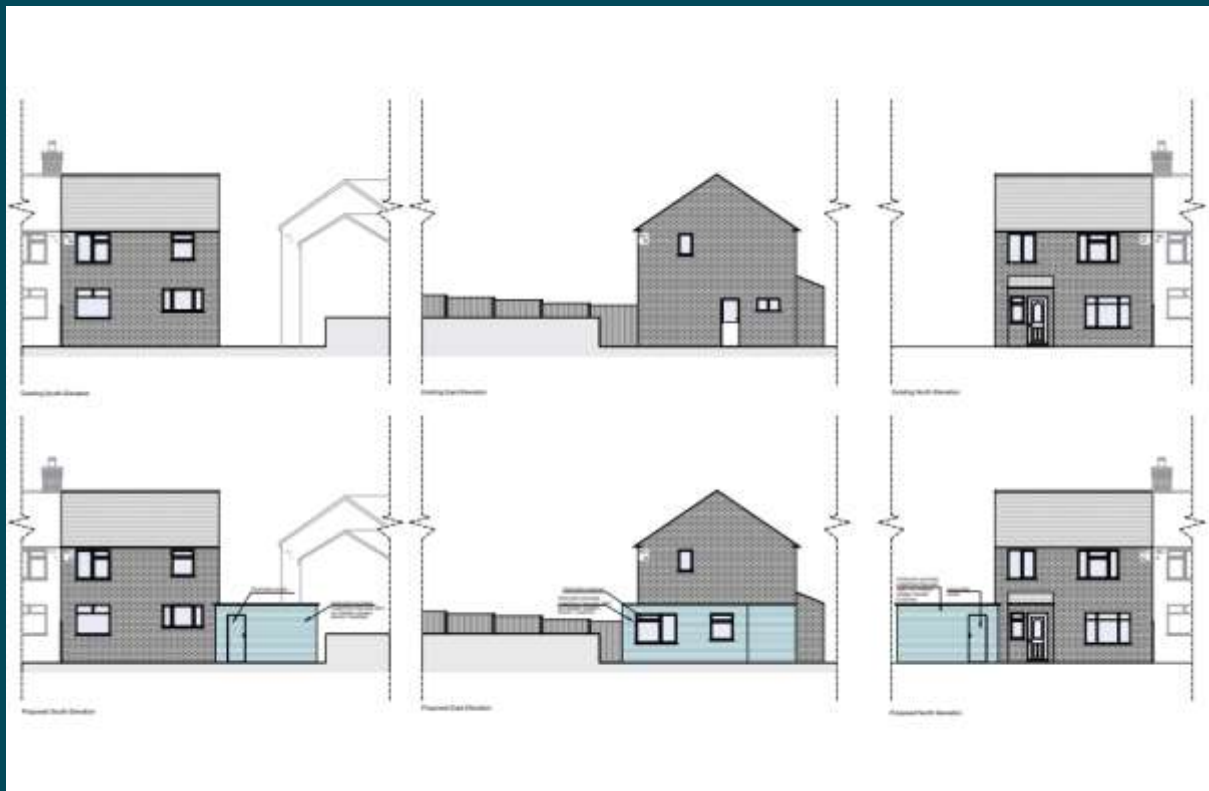


Figure 2: Existing and Proposed Elevations (not to scale)



Figure 3: Proposed Floor Plans (not to scale)

Assessment

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

- National Planning Policy Framework;
- National Planning Practice Guidance;
- Reading Borough Local Plan (Adopted November 2019)
- Design Guide to House Extensions SPD (2021)

National Planning Policy Framework (NPPF)

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.

Analysis: The proposal is in line with all three primary objectives of the National Planning Policy Framework from an environmental, social and economic perspective. From a social outlook, the proposal will provide great living benefits to the applicant through the provision of additional living space which will ensure that the property can remain sustainable inhabitable for the applicant's growing family. From an environmental perspective, the proposal will not result in any significant change to the existing landscape character of this area as all aspects of this proposal are located entirely to the rear of the property and out of direct public viewing. From an economic perspective, the proposal will generate significant benefits at a local level as this development will stimulate economic activity as local suppliers and contractors will be sought for the construction following planning approval.

Section 12 of the NPFF relates to achieving Well-designed Places which states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities

Analysis: As highlighted through the supplied planning drawings and designs, the proposal will not result in any detrimental impact to the existing openness of the greenbelt as the site is appropriately screened from all site boundaries through the existence of built and natural landscape features.

Paragraph 11 of the NPPF describes the presumption in favor of sustainable development. Additionally, paragraph 11 specifically states that for decision-making this means (amongst other things):

- approving development proposals that accord with an up-to-date development plan without delay; or:
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

In line with the National Planning Policy Framework, Planning by Design kindly request for a timely decision to be made on the proposal. Additionally, Planning by Design welcomes the opportunity to engage in any relevant discussion with the appointed case officer on behalf of the applicant to address any concerns or further queries.

Reading Borough Local Plan

The Local Plan is the document that guides development in Reading up to 2036, and it will therefore play a decisive role in how our town evolves over the next two decades. It will be the main point of reference for anyone wishing to undertake new buildings, changes or developments within Reading over that period. Of the councils Local Plan, the following policies are recognized as relevant considerations for the assessment of this planning application:

- CC7 Design and the Public Realm
- CC8 Safeguarding Amenity
- H9 House Extensions and Ancillary Accommodation
- H10 Private and Communal Outdoor Space

CC7: DESIGN AND THE PUBLIC REALM

All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form, including: -

- Layout: urban structure and urban grain; • Landscape; • Density and mix; • Scale: height and massing; and
- Architectural detail and materials will be assessed to ensure that the development proposed makes a positive contribution to the following urban design objectives: -
- Character - a place with its own identity and sense of place
- Continuity and enclosure
- Quality of the public realm and provision of green infrastructure and landscaping • Ease of movement and permeability

- Legibility - clear image and easy to understand
- Adaptability – capable of adaptation over time
- Diversity – meets a wide range of needs. Developments will also be assessed to ensure that they: -
 - Respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm;
 - Create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;
 - Address the needs of all in society and are accessible, usable and easy to understand by them, including providing suitable access to, into and within, its facilities, for all potential users, including disabled people, so that they can use them safely and easily;
 - Are visually attractive as a result of good high quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping. Applications for major developments, or other relevant developments, should be accompanied by a design and access statement that deals with all the above matter

Analysis: The proposed development does not divert from the requirements of Policy CC7 as the discreet nature of the site will ensure that any addition to the site will not result in any detrimental impact on the existing streetscape character of this area.

H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

An extension to a house or other householder development will be acceptable where it:

- Respects the character and appearance of the house in terms of scale, location, materials and design;
- Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line;
- Does not present an overbearing impact on neighbours or a large blank façade to public areas; and
- Does not result in a loss of biodiversity within gardens. In addition to the above, ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately.

Analysis: The proposed development is compliant with policy H9 in terms of scale and design as the proposed extension will be a modest addition to the site while not resulting in any significant biodiversity net loss % due to the site location benefiting from a large rear garden. Furthermore, as the site is discretely tucked away in the corner, the proposal will not generate any overbearing impacts on neighbouring properties nor result in any significant façade shifts.

Supplementary Guidance - Design Guide to House Extensions SPD (2021)

Size and Scale

Proposals that appear bulky and sizeable 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.

Proposals that are submitted without consideration for size and scale can often appear overbearing to the existing dwelling. This can harm not only the character and appearance of the dwelling, but also the street scene. There is also a risk of loss of light, overshadowing, and the proposal being considered overbearing to neighbours. Where a side and rear extension is proposed, it needs to be subservient to the existing dwelling. This can be achieved by setting back the side extension from the front of the dwelling.

A successful application will demonstrate the proposals are subservient to the existing dwelling and respect the original design and style.

Analysis: The proposed development will be set back off the property's principle elevation, in line with the Council's Supplementary Design Guidance.

Conclusion

In considering this application, it is hoped that the Planning Authority recognise that this proposal has been designed and scaled appropriately, in line with the existing property and areas existing landscape character streetscape. Over the past number of years, the surrounding area has been subject to a variety of applications which can be seen to have enjoyed a high rate of return, in the form of planning approval. As such, although this site lies within a green belt boundary, this area is an established residential development which adds significant merit to this requested proposal. Should the Planning Authority however, raise any issue with the proposal following submission, Planning By Design would welcome any correspondence along with the opportunity to discuss this proposal, prior to the release of any formal decision.

