



PLANNING STATEMENT

HOUSEHOLDER PLANNING APPLICATION

SITE

1 STOUR CLOSE

TILEHURST

READING

RG30 4DN

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Introduction

- The Plan Hub is the planning agent managing this planning application.
- They have been instructed by Jena Barnett to submit a householder planning application for a single storey rear extension and fenestration changes.

Site Context

- The proposed work will take place at 1 Stour Close, Tilehurst, Reading, RG30 4DN.
- The dwellinghouse is an end-terrace property.
- The photographs below show the front and rear elevations of the dwellinghouse.



Proposed Works

- The proposed extension will measure 4000mm deep. It does not extend the full width of the dwellinghouse. There will be a door to the left elevation and a window to the rear elevation. It will have a hipped roof.
- In terms of fenestration changes, there will be a new window to the left elevation of the main dwellinghouse.

Local Planning Policy

- 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 appositve contribution to the character of a place.
- 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.
- 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.
- The Supplementary Planning Guidance state that the character and appearance of the proposal should respond to and respect the character and appearance of the area and street scene. They should maintain established building lines and use simple, uncomplicated building forms that complement and coordinate with the scale, form and massing of the original dwelling. Building materials should match with existing. The original building should remain visually dominant. The roof form should be appropriate to the original dwelling. All proposals must take into account potential impact on neighbours. Extensions should not result in overshadowing or loss of privacy or an oppressive or overbearing impact. In terms of rear extension, they should not extend more than 4m from the existing dwelling. Single storey rear extension should not be closer than a line taken at 60-degree from the middle of any window of a habitable room in a neighbouring property.

Conclusion

- The proposal is for a single storey rear extension and fenestration changes.
- The proposed extension will not have significant impact to the amenity levels of the neighbouring property. The adjoining property has a conservatory to the rear. This conservatory is not built to the boundary. The depth of the conservatory is deeper than the conservatory but with the conservatory not being set to boundary and the existing high fencing, the proposed extension will not appear overbearing or cause significant loss of light or shadowing to the conservatory.
- The proposed materials will match with those on the dwellinghouse.