



PLANNING STATEMENT

HOUSEHOLDER PLANNING APPLICATION

SITE

188 ELGAR ROAD
READING
RG2 0BN

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Introduction

- The Plan Hub is the planning agent managing this planning application.
- They have been instructed by Scott Rennie to submit a householder planning application for a replacement single storey side rear extension.

Site Context

- The proposed work will take place at 188 Elgar Road, Reading, RG2 0BN.
- The dwellinghouse is a mid-terrace property.
- The photographs below show the front and rear elevations of the dwellinghouse.



Proposed Works

- It is proposed to provide a replacement single storey side rear extension. The existing conservatory to the rear and side element will be removed. The replacement extension will have the same footprint as the structures it is replacing. The proposed extension will have a flat roof. There will be a bi-folding door to the elevation overlooking the rear garden.

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 apposite 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 replacement single storey side rear extension.
- The proposed extension will be of the same footprint as the structure it is replacing. It will have a height that matches the existing highest point of the existing single storey structure. The proposal will not result in any significant amenity issues such as the loss of daylight to the neighbouring habitable room.
- The proposed materials will match with those on the dwellinghouse.