

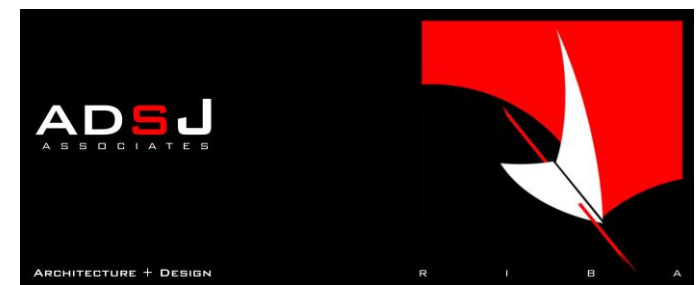
Supporting Application Statement

HOUSEHOLDER PLANNING APPLICATION FOR A PART SINGLE STOREY, PART TWO STOREY REAR EXTENSION TO FORM KITCHEN/DINING & FIRST FLOOR ACCOMMODATION WITH NEW DROP KERB ACCESS TO DRIVEWAY AT 28 ASHBURTON ROAD, WHITLEY

Client: Mr. & Mrs E. Mamica

Date: October 2022

Job no: 154_PA_v1



CONTENTS

1.00 INTRODUCTION

- 1.01 AIMS OF THE STATEMENT
- 1.02 PLANNING POLICIES

2.00 SITE ASSESSMENT

- 2.01 LOCATION AND MOVEMENT NETWORKS

3.00 INVOLVEMENT AND EVALUATION

- 3.01 INVOLVEMENT
- 3.02 EVALUATION

4.00 DESIGN

- 4.01 PRINCIPLES OF DEVELOPMENT
- 4.02 ACCOMMODATION
- 4.03 LAYOUT
- 4.04 SCALE
- 4.05 LANDSCAPING
- 4.06 APPEARANCE
- 4.07 ACCESS

5.00 CONCLUSION

6.00 APPENDIX

Revision	Summary of Changes	Date	Rev By	Chkd By

Desk Top Publishing and Graphic Design by ADSJ Associates Ltd

This artwork was printed on paper using fibre sourced from sustainable plantation wood from suppliers who practice sustainable management of forests in line with strict international standards. Pulp used in this manufacture is also Elemental Chlorine Free (ECF).

Copyright

The contents of this document must not be copied or reproduced in whole or in part without the written consent of ADSJ Associates Ltd.

All plans are reproduced from Ordnance Survey Map with permission of the Controller of HMSO. Crown Copyright Reserved.

ADSJ Associates Ltd

68 Norton Road
Woodley
Reading
RG5 4AJ

T: 07968 141918

E: info@adsj.co.uk

W: www.adsj.co.uk

1.00 INTRODUCTION

1.01 AIMS OF THE STATEMENT

This Supporting Statement accompanies a Householder Planning submission by the applicant for a part single storey, part two storey rear extension at No. 28 Ashburton Road.

The description of development is as follows:

'Part single storey, part two storey rear extension to form kitchen dining at ground floor & bedroom/bathroom at first floor, with new drop kerb access to driveway'

The aims of this Supporting Statement are to show that the proposed development has been informed by an awareness of the site's context, principles highlighted by Reading Borough Council and Local Government.

The statement will explain the proposals, identify the factors which have influenced this application and highlight the principles that were incorporated in the detailed design of the proposed works.

This statement is in accordance with CABE's guidance 'Design and Access Statements – How to Write, Read and Use them', the Reading Borough Local Plan (Adopted November 2019), and the criteria highlighted within National Planning Policy Framework especially regarding 'good design' (2019).

1.02 PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant planning policies in the National Planning Policy Framework (NPPF) – among them the 'presumption in favour of sustainable development'.

Within the Reading Borough Local Plan (Adopted November 2019), the main Cross Cutting Policies relevant to the development are:

Policy CC1 'Presumption in Favour of Sustainable Development' A positive approach to considering development proposals will be taken that reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Where appropriate, the council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible.

Policy CC7 'Design and the Public Realm' All developments must be of a 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 the development form will be assessed to ensure that the development proposed makes a positive contribution.

The local character and sense of place should be positively enhanced within the local context.

Policy CC8 'Safeguarding Amenity' Development will not cause detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties.

Policy H9 'House extensions & ancillary accommodation' An extension to a dwelling will be acceptable where it respects the character & appearance of the dwelling, no overbearing impacts to neighbours of loss of biodiversity.

Reading Borough Council Design Guide to House Extensions

2.00 SITE ASSESSMENT

2.01 LOCATION

The application site is a semi-detached property build on a circular masterplan and consequently all neighbouring gardens taper away.

Ashburton Road is a circular road with two spur roads and a link to the main highway (south). Totnes Road to the south links to a roundabout with the main highway, Northumberland Avenue.

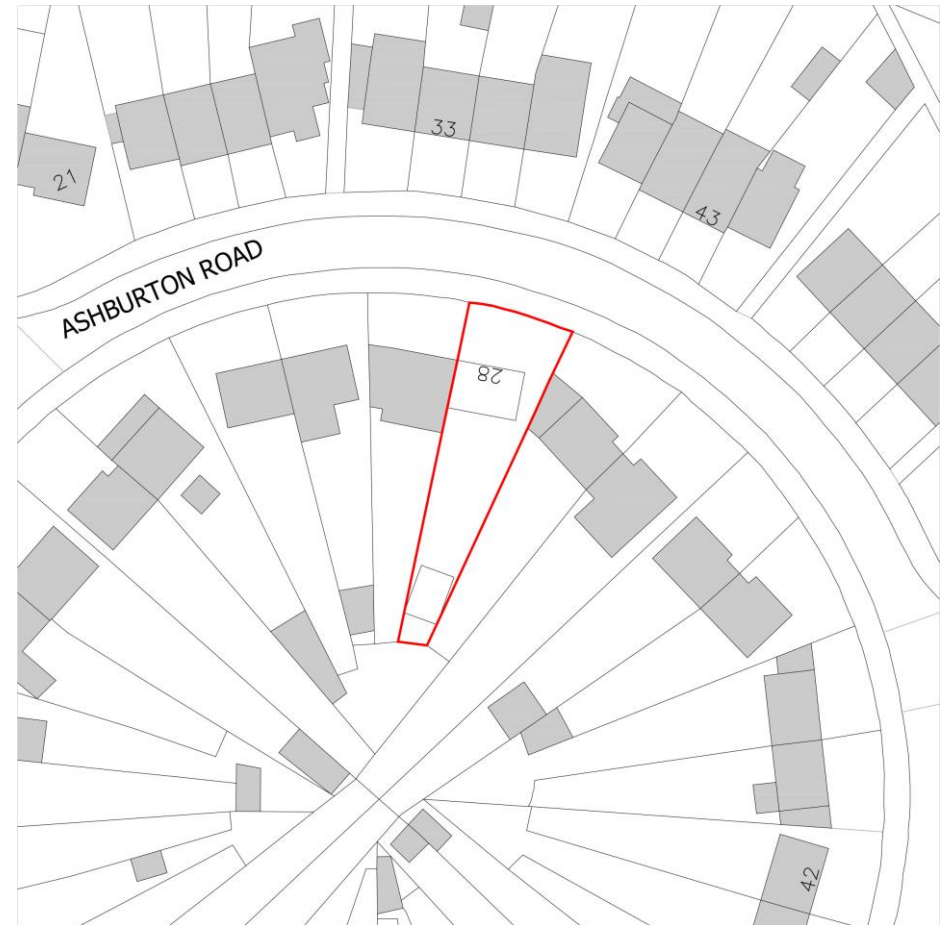
The site is located at No. 28 Ashburton Road which is within the Whitley suburb of Reading. No. 28 is semi-detached dwelling to the north side of the highway. The properties enjoy moderate front driveways and having the building line set back from the access road allows a spatial separation from public and private areas.

Vehicular access is off Ashburton Road, with pedestrian footpaths to each side of the highway.

There is a mix of dwelling types on Ashburton Road with other house types further afield in the area i.e. Seaton Gardens, predominantly in red brick, render panels and tiled roofs.

No. 28 is a semi-detached dwelling, that is set back from the access road by a front drive and has low level shrubs and potted plants along the frontage. The property has ample parking for two vehicles on its driveway. However, No. 28 does not benefit from a dropped kerb access which many of the neighbouring dwellings have.

The existing access road has ample width for two vehicles to pass comfortably. However, due to high vehicle ownership many residents park their vehicles on the kerb which limits passing areas for vehicles.



Location Plan

2.02 SITE & PLANNING HISTORY

Unfortunately, the planning department does not hold a copy of the original planning permission for the development that the application site was part of, however, on review of other available data an Ordnance Survey map dated 1932 clearly shows Ashburton Road marked out. This OS map would suggest that the area known as Whitley/Whitley Wood was being developed from the late 1920's to the early 1930's. On further historical review it is mentioned that after the first world war, Reading contributed to the National Campaign to provide council housing for the returning soldiers by building steadily over most of Whitley and Whitley Wood. This would further inform why the council have no records of this development as at the time the areas may have been divided as Rural Districts and by the time these Districts were amalgamated under one Authority (Reading) many of the records may have been discarded or lost.

Having conducted further research into the recent development around Ashburton Road ascertaining relevant information from other properties within the area the following was found. Please note that there is further precedence for development in the area i.e. Seaton Gardens etc.

The following planning records were found in the immediate vicinity of No. 28 Ashburton Road and provide a good precedence in the area.

- 12 Ashburton Road - *Single storey extension to form new living room & bathroom & alterations to kitchen* - 1991
- 30 Ashburton Road - *Demolition of existing garage & erection of 2 storey side & single storey front extension* - 2003
- 40 Ashburton Road - *Two storey rear extension & single storey front extension* - 2004
- 36 Ashburton Road - *Single storey rear extension for lounge & w.c.* - 2004
- 32 Ashburton Road - *Single storey rear extension* - 2019

No. 12 Ashburton Road

The application description negates to mention that part of the proposal is a front extension which would impact on the street scene. This application was **refused** on the grounds that the proposal would be an incongruous element to the street scene by virtue of its length and shape. In turn this was considered as detrimental to the visual amenities of the area.

No. 30 Ashburton Road

This application was **refused** due to the design of the proposal. From the decision notice it is clear that the front extension element of the proposal was forward of the curved building line and clearly broke this strong form. The design of the proposal was considered dominant for this location which would have resulted in a un- neighbourly impact whilst being detrimental to the amenity of the residents.

It is also noted that No. 68 has a two-storey rear extension, however, the council have no records for this.



Rear view of No. 68

No. 40 Ashburton Road

It would appear that this application was for a large rear and front extension which deviated from the planning policies and was subsequently **refused**. In consideration the rear extension was not subservient to the host dwelling which gave rise to overbearing issues that affected the outlook of neighbours. The depth of the rear proposal was in excess of 4m and up to the boundary which resulted in loss of light to neighbouring properties. The front extension was considered excessive in scale which would have impacted the street scene.

No. 36 Ashburton Road

This application for a single storey rear extension was **granted** in October 2004 and had four planning conditions attached. The conditions related to permission expiry, matching materials, approved drawings and a restriction on any windows overlooking onto the neighbouring property No. 34.

No. 32 Ashburton Road

This application was for a single storey rear extension which was applied for as permitted development under a Certificate of Lawful Development application. The officers report shows that the proposal complied with the relevant parameters set out in the General Permitted Development Order and was therefore **granted** a Certificate for the work.

It should be noted that the application house type is common to Whitley and there is development precedence in Whitley where this particular form of extension has been previously approved.

- 2 Sheldon Gardens - *Two storey rear extension* – 2003 – 03/00863/FUL/PM
- 5 Sheldon Gardens - *Part single & part two storey rear extension* – 2003 – 03/00881/FUL/PM



1932 Ordnance Survey Extract

3.00 Involvement and Evaluation

3.01 INVOLVEMENT

Given the location of the application site is within a residential area, clarity was sought from Reading Borough Council with regards to the type of application required for the proposals. A pre-application was made in March 2022 (ref: 220400/PREAPP) to ascertain comments on a sketch proposal (App 1). On June 22, 2022, a positive response was received from the council that has led to this Householder application.

The proposal, in principle, is to propose a more coherent design to the rear of the property that will provide a kitchen/dining, bathroom & bedroom accommodation.

The application has made reference to Local Plan policies. CC1, CC7, CC8 & H9 of the Reading Borough Local Plan and also the Borough Design Guide to House Extensions.

The applicants wish to carry out the proposals to allow them to have an internal layout fit for contemporary living/working, and bringing up a young family, whilst sensitively altering the external appearance to be complementary to its surroundings. In turn enhancing the character of Ashburton Road and the wider area. The applicant's investment in the proposals will relate to usefulness of the proposed floor area, therefore, any amendments will require further consideration in terms of value and viability.



Existing side elevation



Existing view to front gate

3.02 EVALUATION

The proposal is for a Householder Planning application to erect a part single storey, part two storey rear extension to create a kitchen dining area at ground floor and bedroom/bathroom accommodation at first floor. The new kitchen/dining room would allow for an improved area which the applicant can use as a dedicated family space for their young children. Whilst the introduction of bi-folding doors to the rear will allow natural light deep into the plan. There are to be no other alterations to the property, therefore, this proposal is in line with policy CC7 Design in the Public Realm

The location of the rear extension will be less obvious from the highway by virtue of its location being to the rear of the property.

Due consideration has been given to neighbouring amenities with the proposal kept away from any visibility splays so as not to block any light to neighbouring properties. The southerly orientation of the extension will not give rise to any harsh shadows from the east or west. Therefore, the proposal is in line with policy CC8 Safeguarding Amenity.

The proposed two storey roof is to be a dual hipped roof with a central valley gutter. The use of the hipped roof design is a visual design cue and will assist to minimise any overshadowing to neighbouring dwellings as well as retain the prominence of the existing roof. Therefore, the proposal is line with the Reading Design Guide for House Extensions



Existing rear extension at No. 26



Existing extensions at No. 30

4.00 DESIGN

4.01 PRINCIPLES OF DEVELOPMENT

Reading Borough Local Plan – Policy CC7 states that the policy ‘seeks to ensure development is of a high standard of design that can integrate with the character of the area and is also important to achieving sustainable development in the Borough.

In considering the design of the proposal it should be noted that the new rear extension does not obscure any light to the adjacent properties. The properties on Ashburton Road have their front elevations facing north on a similar building line, therefore, there will be no harsh shadows from the southern or western sunlight.

The part single storey and part two storey rear extension will serve to rationalise the external elevations whilst allowing an ordered floor plan layout. The proposal is a positive design enhancement that will be completely in keeping with the character of the area, in mass and height. Whilst the low-key alteration to the rear will create a minor increase in the ground floor area, there will be no increase in width of the dwelling’s footprint. In addition, the bulk and mass would be built proportionally in keeping with the existing property.

The impact of the proposal to either neighbouring dwelling would be minimal in terms of mass and articulation, therefore, the amount of light and shade will be identical to the present situation.

In order to reflect a good design in keeping within the existing residential area, it was considered that a simple part two storey, part single storey rear extension with a pitch roof would complement and integrate well with the existing dwellings and would be sensitive to the existing surroundings. The proposal makes a positive contribution to the character of the area. The massing is appropriate in terms of height, design and appearance. The modest new rear extension will match the existing dwelling in terms of form, scale and materials.

The design components are discussed in more detail in the following sections.



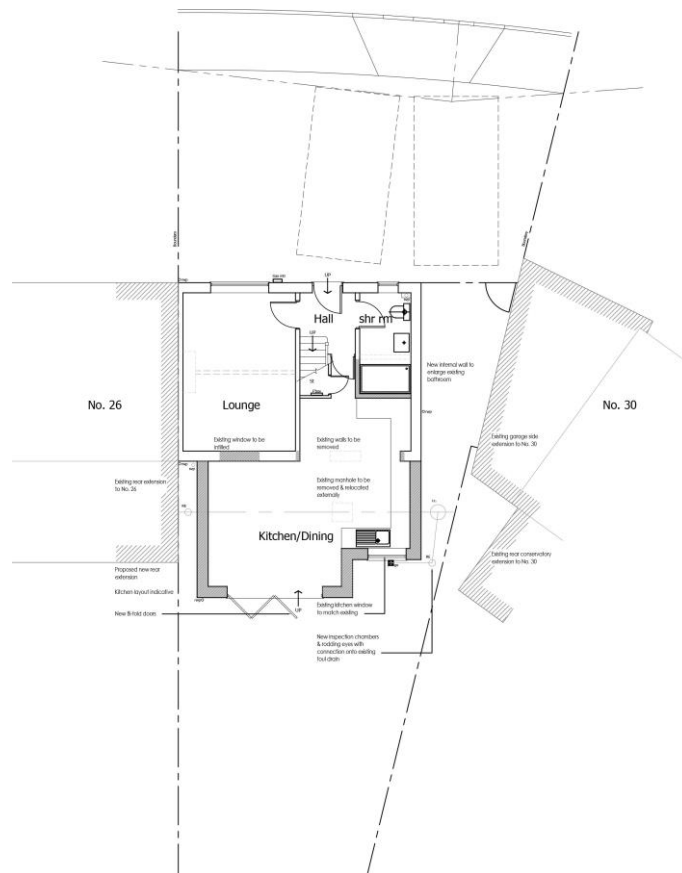
Existing boundary with No. 26



Existing boundary with No. 30

4.02 ACCOMMODATION

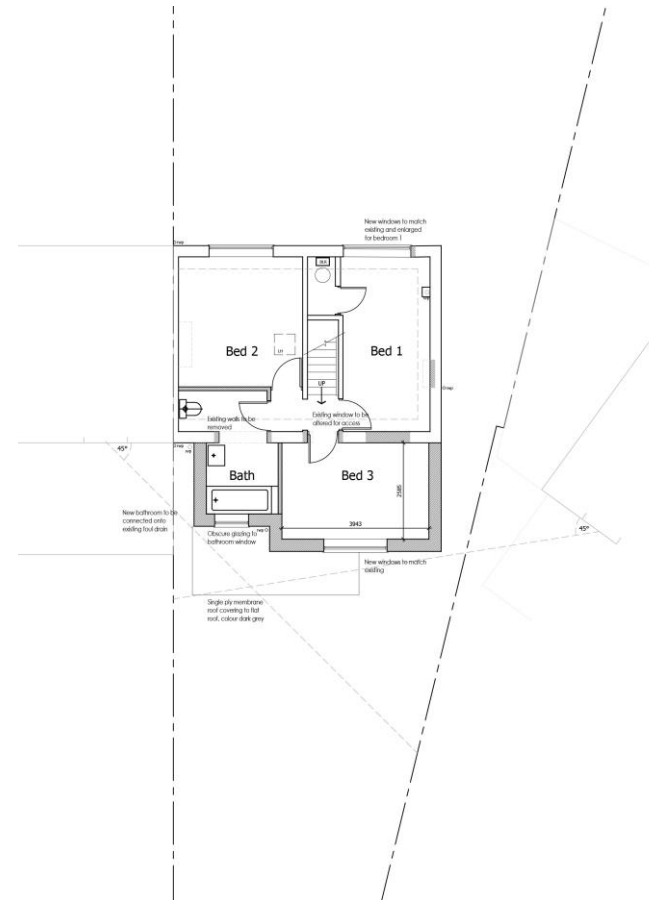
The proposed development seeks to create a kitchen/dining with first floor bedroom and bathroom, which will link onto the existing accommodation.



Proposed G.F. Layout

4.03 LAYOUT

The proposed extensions will maintain and reflect the principal orientation of the existing dwelling. The accommodation, now rationalised, will be easy to access and move through. The new accommodation will be naturally daylighted with windows and bi-fold doors to the southern elevations.

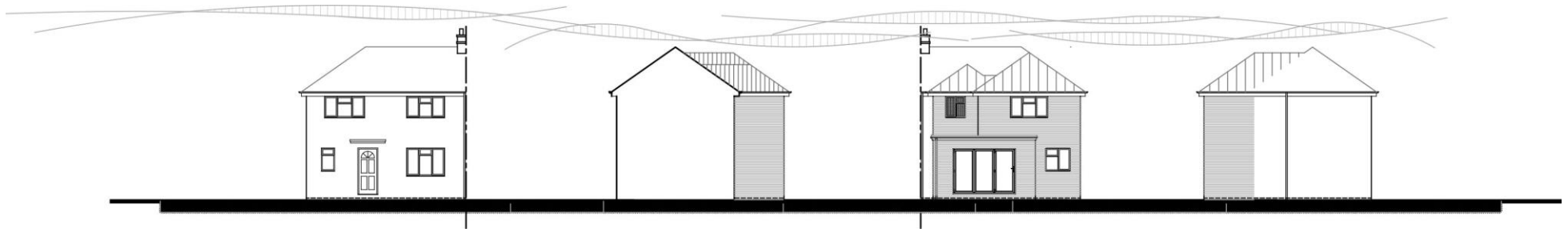


Proposed F.F. Layout

4.04 SCALE

The proposal seeks to create a ground floor kitchen/dining area with first floor bedroom/bathroom to No. 28 Ashburton Road. Rationalisation of the form of the proposal is to retain a maximum usable floor area within the guidelines of Reading Borough Local Plan and Reading Borough Design Guide for House Extensions, allowing the required level of accommodation. The modest new extension will match the existing materials and reflect an appropriate form and scale to the existing dwelling.

The immediate neighbouring property to the west is, No. 26 which is part of the semi-detached dwelling. Nos. 26 already has a single storey rear extension that has been built up to the boundary. No. 30 to the east has had significant single storey extensions in the past with the most recent being the rear conservatory build under permitted development. Other neighbouring properties to the south are approximately over 20m away and partially screened by planting. Whilst the site would be visible from the neighbouring properties, it is not considered that there would be any detrimental impacts or encroachments on the residential amenities presently enjoyed by the occupants of these properties.



Proposed frontage, adjoining side, rear & side elevations

4.05 LANDSCAPING

The existing hard and soft landscaping will be retained where possible and therefore form a strong framework which will emphasize the landscape structure within the site. As part of this application a drop kerb is proposed to allow for safer off-street parking in an already congested road.

4.06 APPEARANCE

The appearance of the proposal seeks to preserve the character of the existing property and maintain the appearance, where the existing building condition and physical form are a strong element within the street scene. The modest new alteration will match the existing in terms of form, scale, and materials.

External fenestration has been designed to match in with the existing elevations limiting the impact of the residential features. The resultant juxtaposition between the proposed form and the use of vernacular materials enables the strength of the existing form and design to provide an appropriate and sympathetic visual reference to the characteristics of the existing site and its environs.

4.07 ACCESS

The proposed access to the dwelling will remain as existing from Ashburton Road, using the existing point of access. With regards to the impact upon highway safety conditions along Ashburton Road it is deemed that no adverse effects will arise from the proposal as no alterations to the existing boundary treatments are proposed.

The proposal will not result in an increased generation of vehicle movements per day, and it is not considered that the development would result in a material impact upon the existing road safety regarding vehicular movements onto Ashburton Road.



Rear garden view



Frontage view with No. 26

5.00 CONCLUSION

The physical extent of the development proposed within this residential location has been appropriately designed ensuring the visual impact upon the character, appearance and visual amenity of the locality has been preserved.

It is the applicant's desire to create a high-quality enhancement to the site, the scheme has been designed to the highest standards thus ensuring a quality and sensitive development overall within keeping of its surroundings.

The proposal will not give rise to any adverse impacts upon the residential amenities within the mature vegetation currently enjoyed by existing residents within the proximity of the site. The increase in floorspace of the proposal measures 19.4 sqm. The proposal will make a minor increase in floor area and under 2.2 of Reading Borough Council Community Infrastructure Levy, Guidance Notes for Applicants, February 2015, the proposal is exempt from these charges.

The development will not prejudice highway safety conditions along Ashburton Road or at the junctions immediately adjacent to the property.

Given the proposals lack of encroachment and visibility beyond the immediate vicinity of the site, it is not considered that there would be any harmful visual impact on the residential environment, and therefore considered to be acceptable and in accordance with policy CC7.

The development therefore complies with national planning guidance and strategic and local planning policies. On the basis of the evidence and justification set out in this Supporting Statement with the application, it is respectfully requested that this Householder application be approved.



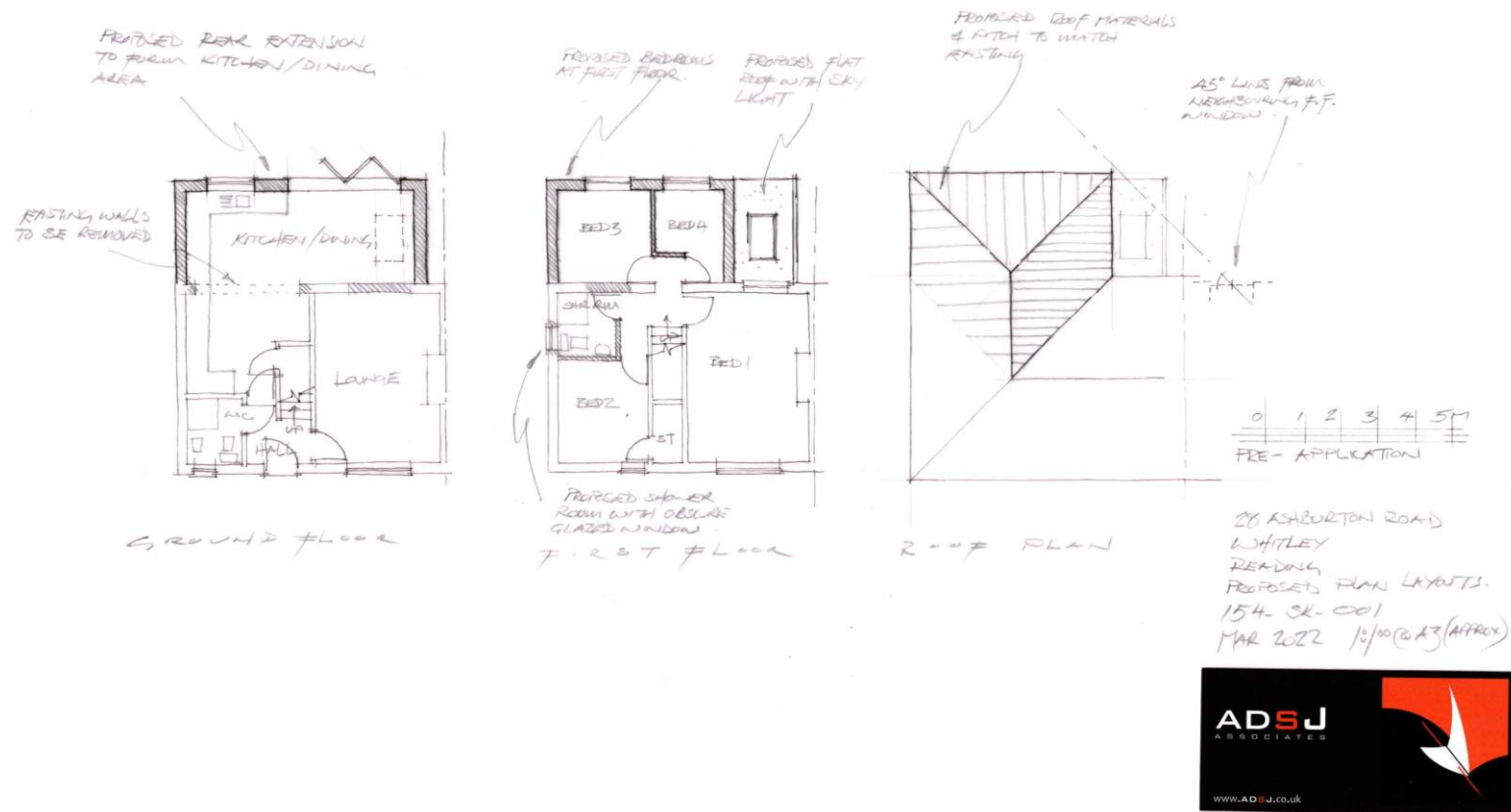
Existing highway view east



Existing highway view west

6.00 APPENDIX

Appendix 1 – Pre-application sketch



Appendix 1 – Pre-application sketch
area

