

# **Planning Statement**

## **on behalf of**

### **Mr. S. Auluck**

**Regarding the conversion of the existing garage amenity to habitable, new window detail to the elevation fronting Lowfield Road, plus fenestration changes to the windows fronting the rear elevation at:**

**22 Lowfield Road, Caversham,**

**Reading, RG4 6PA**

**Oct 2022**



# 1.0 INTRODUCTION

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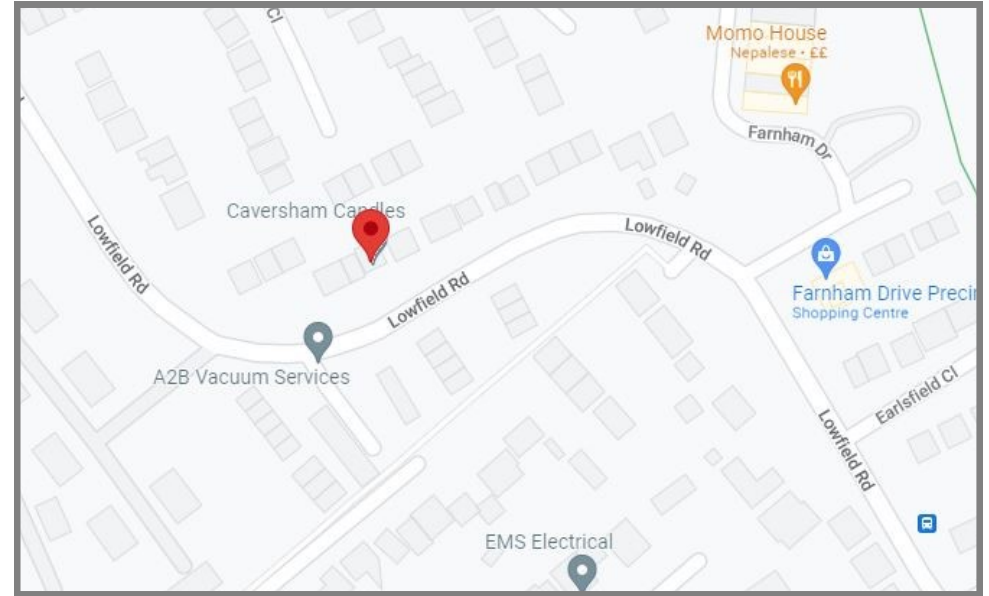
- 1.1 David Mansoor Consultants have been instructed by Mr. S. Auluck to submit an application to Reading Borough Council for a Lawful Development Certificate, for the proposed works to include: Conversion of the existing garage amenity to habitable, replacement of the existing garage door with a wall and window detail, plus minor fenestration changes to the rear elevation, showing window changes as proposed at 22 Lowfield Road, Caversham, Reading, RG4 6PA.
- 1.2 This proposal has regard to the Permitted Development Rights allowed to single family dwellings under Class E: Buildings Etc, for development within the curtilage of a dwellinghouse, of the General Permitted Development Order (GPDO).
- 1.3 The development has regard to a need to provide additional amenity space for a growing modern family.
- 1.4 The existing family dwelling is currently in a state of dis-repair, with the works proposed within this application, designed to coincide with a general refurbishment programme. The development would make efficient and effective use of a family dwelling in an urban location.
- 1.5 The proposals are clearly for development as defined in the Planning Act. The application is not located within a Conservation Area, World Heritage Site or AONB. The permitted development rights for the property have not been removed through a Planning condition or an Article 4 Directive.
- 1.6 This Planning Statement is submitted in support of the application and is pursuant to the constraints issued under the GPDO. This planning application submission should be read in conjunction with the submitted forms and drawings. This Statement is also informed by the application requirements as dictated under Reading Borough Council's submission policies.



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## 2.0 SITE AND AREA ANALYSIS

- 2.1 The application site is located on the northern side of Lowfield Road, close to the junction with Farnham Drive. The property supports a modern two-storey link-detached single-family dwelling, in Caversham Park Village.
- 2.2 Whilst the subject property is noted to front Lowfield Road, this elevation is acknowledged as technically being the rear elevation, with the front elevation, accessible only via a pedestrian access foot path.
- 2.3 Whilst the subject property obtains its noted address (22 Lowfield Road) via its rear elevation, this elevation is characteristic of a front elevation in terms of the street scene and urban design principles. Without doubt, this elevation is the more 'public' of all the elevations and therefore warrants priority of consideration with respect to attaining a satisfactory finish in terms of fenestration and window hierarchy, to ensure the proposal fits in with the existing streetscene.
- 2.4 As with many neighbouring properties along Lowfield Road, the host dwelling supports a carriage drive accessible from Lowfield Road, which fronts an attached garage amenity adjacent to its eastern elevation with the link-attached neighbour at 20 Lowfield Road. A map, highlighting the approx. location of the site, is located opposite.
- 2.5 The application building is characterised by facing brickwork to all elevations. The main elevation of the building is characterised, like others in the area, by double glazed windows and a clay tiled pitched roof. The property currently benefits from a gable ended tiled roof. The roof over the attached garage, supports a felt covered flat roof.
- 2.6 The existing family dwelling supports a garden to the rear, enclosed by timber closeboard fencing panels.
- 2.7 An area of hardstanding, used for the parking of vehicles is located to the rear of the site. No alterations to the carriage drive of this property are being proposed with this application.
- 2.8 The area surrounding the subject site is characterised by detached and semi-detached properties similar to the subject site.



Extract from Google maps to highlight the general location of the application site.



## 3.0 DESIGN AND LAYOUT

3.1 A certificate of Lawfulness is sought for works to include the conversion of the existing garage amenity to habitable, replacement of the existing garage door with a wall and window detail, plus minor fenestration changes to the rear elevation, showing window changes as proposed at 22 Lowfield Road, Caversham, Reading, RG4 6PA.

3.2 Its asserted that this proposal meet the criteria under The Town & Country Planning (Generally Permitted Development) (England) Order 2015 – Part 1, Class E.

### **Class E: Buildings Etc.**

3.3 The proposed development works would be in keeping with the style of the property and other properties in the immediate area and would be built using materials to match.

3.4 Access to the dwelling and rear garden space would be maintained via the existing ground floor main entrance to be retained as part of this proposal.

### **Proposed Garage Conversion**

3.5 This development would see the conversion of the existing attached garage amenity to habitable, to match in line with many other houses along the street.

3.6 To facilitate this change of use, the existing garage door would be replaced with a new brickwork wall to match existing, with an inset window detail, to facilitate the conversion to habitable, to provide an additional bedroom to the family dwelling. No alterations are proposed to the existing roof form.

3.7 Internal alterations would see the former garage space renovated to a good standard to meet current Building Regulations guidelines, to include appropriate insulation to the walls, floor and ceiling where required, plus an upgrade exercise to the existing electrics within the space.

3.8 The proposed window to the main elevation fronting Lowfield Road would be finished with a white upvc double glazed window unit, designed to match the prevailing style seen on the host dwelling and the attached neighbouring property at 20 Lowfield Road. This window will allow daylight and ventilation to the new ground floor room as designed. The placement of this window has been designed to ensure that no privacy issues are created through the direct overlooking of neighbouring properties.

3.9 It is therefore considered that this proposal will have no detrimental impact to the existing house or to the neighbouring properties. All materials for this element of the proposal are designed to match existing external materials.

### **Proposed Rear Elevation Fenestration Changes**

3.10 This element of the proposal would see minor changes to the fenestration details to the rear elevation of the host dwelling.

3.11 As noted previously, whilst the subject property fronts Lowfield Road, this elevation is acknowledged as technically being the rear elevation, with the front elevation, accessible only via a pedestrian access foot path.

3.12 Whilst the subject property obtains its noted address (22 Lowfield Road) via its rear elevation, this elevation is characteristic of a front elevation in terms of the street scene and urban design principles. Without doubt, this elevation is the more 'public' of all the elevations and therefore warrants priority of consideration with respect to attaining a satisfactory finish in terms of fenestration and window hierarchy, to ensure the proposal fits in with the existing streetscene.

3.13 The current window/door design to this 'public' elevation, sees a sliding patio style door set, positioned to the far side of the property, along with a basic window detail to the centre of the building, fronting the existing kitchen room.

3.14 The proposal would see minor fenestration changes to this elevation, showing a replacement window in matching detail for the kitchen, plus the removal of the patio style door, in favour of a further replacement window in matching upvc double glazed unit. These works would complete the design and would provide an enhanced usability for the property's living quarters. The proposed window design would provide greater flexibility for ventilation into the property, as the existing windows are currently limited.

3.15 Access into the existing dwelling will not be altered by the proposed rear modification and alteration of the property. All brickwork materials have been designed to match the existing property. No changes are proposed to the current parking arrangements as the existing garage is used only for storage.

## 3.0 DESIGN AND LAYOUT

- 3.16 To allow for the conversion of the garage to habitable, this application proposes the removal of the existing garage door amenity. The area will be unaffected and will not be negatively impacted by the removal of the existing garage door, which is currently in poor condition, as the attached neighbouring property, currently supports the exact same design. Please see the rear elevation shown opposite.
- 3.17 The overall design of this proposal has been designed to reduce any impact on neighbouring properties by limiting the proposed materials to that which matches the existing host dwelling. These works should be viewed in conjunction with internal alterations proposed at ground floor level, as apart of general refurbishments works to bring the family home up to a modern standard.

### Conclusion

- 3.18 The various elements of this proposal have been considered against the Department for Communities and Local Government - Permitted Development for Householders Technical Guidance and are therefore considered to be acceptable accordingly.
- 3.19 All aspects of this proposal comply with the relevant permitted development regulations and as such, it is respectfully requested that Council issue the Certificate for the works here proposed.
- 3.20 The proposal is consistent with the relevant requirements and guidance outlined above and, in our opinion, is one that is consistent with the requirements of the General Permitted Development Order 1996 (as amended) and associated relevant guidance. We therefore seek the Council's confirmation that this development is in fact lawful and does not require planning permission.
- 3.21 The proposed garage conversion and rear elevation fenestration changes as proposed, fall within the parameters of Permitted Development as set out under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3.22 We would appreciate continued consultation by the appointed planning officer during the processing of this application to resolve any issues that may arise.

