

Householder Planning Statement

Introduction

The attached Planning Statement accompanies the planning application for the proposed single storey rear and side extension, including moving kitchen, removing internal walls and landscaping the existing hard garden area at 109 Hemdean Road, Caversham, Reading RG4 7SS.

The proposed design of the rear extension is to provide an open plan living experience. The extension's design along with repositioning the kitchen, allows for the living room to benefit from natural light as seasons change.

The existing house layout and rear extension causes a 'tunnel effect' making the current living room devoid of natural light and an unpleasant living environment. The proposed plans includes skylights which will bring in natural light creating a more habitable environment.

The existing side extension will be extended to join with the proposed rear extension to create an utility room to house a new efficient boiler, water softener, washing machine and dryer. Segregating the utility room from the main living area, allows for a quieter living environment.

The existing house had a larger concrete garage situated within the proposed footprint. This has been removed to accommodate the proposed extension.

The area outside the rear of the house currently has a hard garden. This area will be landscaped and re-surfaced with outdoor porcelain tiles to provide an outdoor-indoor flow. The new resurfaced area will maintain the same boundary. Rainwater from this area will be directed into existing SW system.

The planning statement looks to address relevant Reading Borough Council (RBC) policies in accordance with design principles herein.

Impact on existing dwelling

Size and scale

The proposed plan for the side and rear extension is identical with regards to size and scale to a previously approved plan for the same dwelling (Planning Application Number: 130367). Given the lapsed time since the decision and change in ownership a new application is made with internal changes only.

The proposed size of the extension is considered subservient to the existing dwelling as it blends with the existing structure and the proposed materials would complement and enhance the existing dwelling.

The plan shows that the proposed works are set back from the front of the house. The proposal looks to extend an existing cloak room side extension along the length, whilst keeping the pitch and material of the roof consistent with that of the existing house.

Also, the rear extension abut the existing rear extension and the side return to produce a seamless extension. There is little change to the house from the street preserving the existing street scene. Furthermore, the proposed plan is similar to extensions carried out at neighbouring properties.

The proposed plans causes no loss of light, overshadowing, or being considered as overbearing to neighbours. It's a single-story structure throughout. The pitched roof on the side extension is terminated at the end of the existing external wall so as to not overshadow the recent side extension of the neighbouring house. Also, the rear extension will have a flat roof rather than a pitched roof to negate loss of light, overshadow or being considered overbearing for the neighbours.

Outdoor amenity

The proposed side and rear extension results in an addition of 19.11sqm of Gross Internal Area (GIA) and combined with the existing previous side and rear extension results in a net total of 31.37sqm of GIA. This still leaves usable outdoor space of approximate 9.18sqm of side access and 210 sqm of rear garden.

The proposed extension is being build on current hard floor and existing shrubs will be relocated on the border of the new proposed hard garden area. The limit of the hard garden is to be retained.

The front of house outdoor space is not included in the above consideration and not altered as part of this proposal. There is no loss of parking spaces or bin location space.

Impact on neighbouring properties

Boundaries

The entirety of the extension is within the red line boundary shown on the site location plan. This includes eaves and other features above ground level.

Whilst its common for side extensions on this street to adjoin neighbours boundary walls - eliminating side access, the proposed plan retains a side access to provide access to the rear and side aspects of the dwelling.

Overlooking, overshadowing and overbearing

The orientation of the proposed elevation lies in an North-Easterly direction and is likely to have less of an overshadowing impact to neighbouring residents. Furthermore, the pitched roof's design for the side extension is such that stays in line with existing building pitch and height and terminates at the existing external wall. This further negates overshadowing or blocking light from neighbours dwelling. The flat roof proposed for the rear extension does not overshadow the neighbours pitch roof neither.

Care has been given when designing the extension that there is not a loss of daylight to habitable rooms in neighbouring dwellings.

This can be demonstrated by illustrating the 45° rule of thumb below and an assessment of orientation in relation to direct sunlight to important habitable rooms.

Materials and detailing

To complement the existing dwelling and street scene: -

- The side return looks to use as bricks and roof tiles that would match as close as practical to the existing materials.
- The rear extension will use bricks as close as practical to the existing rear extension.
- The roof will be upgraded to warm roof throughout to enhance the thermal efficiency and in keeping with the existing style. The current flat roof has felt which will be replaced by fiberglass to improve the finish.
- The extension windows are black/anthracite UPVC as they provide a more contemporary look and closer in colour to the existing dark brown upvc windows.

Rear extensions

The proposed design of the rear extension is in keeping with the existing single story flat roof extension.

To comply with the protection of privacy criteria, the side return and rear extension does not have any windows on side elevation hence not harming to neighbouring dwellings in terms of overlooking. Windows and doorways at ground floor level have been carefully sited to ensure that overlooking of existing windows in the adjacent property will not occur.

With regards to harm to neighbouring dwellings in terms of loss of light, the proposal is a single storey extension. As the drawing in Section X demonstrates that the design is not closer than a line taken at 45° (rather than 60° for a single storey rear extension) from the edge (rather than the middle) of any window of a habitable room in a neighbouring property. This stringent demonstration ensures that no light to the neighbouring properties are harmed.

To comply with the protection of privacy criteria, side windows on upper floor levels should be avoided. Where this is the only option, they should either be high level or glazed with frosted glass and have restricted opening to prevent overlooking. Windows and doorways at ground floor level should be carefully sited to ensure that overlooking of existing windows in the adjacent property will not occur.

Fences and walls

The fences around the property remains unchanged.

Hard surfaces in gardens

The existing hard surface at the rear of the house will be levelled in line with the neighbours' levels. The current rain water draining will be maintained ensuring it does not worsen the level of flooding.