



**PLANNING STATEMENT for  
A HOUSEHOLDER PLANNING APPLICATION at**

**54 ROSEHILL PARK**

**EMMER GREEN**

**READING**

**RG4 8XF**

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| <b>Report Prepared by</b> | iPlans     |
| <b>Date</b>               | 29/06/2022 |

## **1. Introduction**

1.1 iPlans has been instructed by Tom Cubbage and Sarah Glanville to submit a householder planning application for the enclosing of the existing open porch and a two-storey side extension.

1.2 This Planning Statement has been prepared to accompany and support this application.

## 2. Site Location & Description

2.1 The site at 54 Rosehill Park, Emmer Green, Reading, RG4 8XF accommodates a detached property.

2.2 Photographs below shows the front and rear elevations of the dwellinghouse.



2.3 The external finish of the dwellinghouse is brick, and the fenestrations are uPVC.

### 3. The Proposal

3.1 This householder planning application is for the enclosing of the existing open porch and a two-storey side extension.

3.2 It is proposed to enclose the existing open porch.

3.3 The ground floor element of the side extension will infill the space to the rear of the garage and will be of a depth that aligns with the main rear building line of the dwellinghouse. It will have a stepped design. The existing utility structure to the rear of the garage will be demolished. There will be a window to the elevation overlooking the rear garden and a door to the left elevation. The first-floor element will be set 1000mm back from the front wall. It will measure 4094mm wide at the front and 3261mm wide at the rear. The first floor will be stepped in from the side wall of the garage structure below but will have the same shape as the proposed ground floor. There will be a window to the front and a window to the rear elevation. The roof will be of a design that will match with the existing roof. It will have the same eaves height as the dwellinghouse but will have a lower ridge height. There is a section of the front roof which has a higher ridge height than the main ridge. This will be lowered to match the existing eaves.

3.4 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Rosehill Park without significantly affecting the traffic flow.

3.5 Waste from the site will be removed by skips with the appropriate street licences.

3.6 Hours of operation will be in accordance with the good contractors scheme. Work will take place between 8am to 5pm Monday-Friday and from 8.30am to 1pm on Saturday.

## 4. Relevant Planning Policy

4.1 The Local Plan and Design Guide for House Extensions has been consulted as part of this application.

4.2 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.

4.3 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.

4.4 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.

4.5 The Design Guide for House Extension state that bulky and sizeable proposals in relation to the existing dwelling will not be considered favourably. Consideration needs to be given to the size of the existing dwelling and what is considered subservient to the existing dwelling. Extensions should complement and not appear overbearing to the existing dwelling. Disproportionate proposals that are considered harmful to the character and appearance of the existing dwelling are unlikely to be supported. Care should be given when designing an extension of any scale that there is not a loss of daylight to habitable rooms in neighbouring dwellings. It is highly likely that an application will be refused unless it demonstrates that neighbouring dwellings will not suffer from a loss of light. This can be demonstrated in proposals by illustrating the 45-degree rule of thumb on proposed plans and an assessment of orientation in relation to direct sunlight to important habitable rooms. In terms of side extensions, the roof design of single storey side extension should complement the roof of the original house in terms of design and angle of pitch. In terms of two storey side extension, they should be designed to be smaller in scale than the main house. This can be achieved by setting the proposed front elevation of the extension further back from the front elevation of the original house and maintaining a gap between neighbouring buildings by bringing the upper floor away from the side boundary. These devices should result in the ridgeline of the roof of the extension being significantly lower than that on the original house and the overall effect is an extension in proportion with the original house and generally with the neighbouring properties. The existing gaps between properties are often a crucial factor in determining the appearance and character of a street. The loss of these gaps due to two storey side extensions can result in a terrace being formed visually and the loss of views between houses. Those that result in loss of gap will not normally be granted permission.

## **5. Conclusion**

- 5.1 The proposal is for the enclosing of the existing open porch and a two-storey side extension.
- 5.2 The proposed enclosing of the existing open porch will not have a negative impact on the street scene.
- 5.3 The two-storey side extension will remain subordinate to the dwellinghouse. It will be set back from the front building line and will be set away from the side boundary as well as in from the side wall of the structure below. It will have a subordinate appearance.
- 5.4 The proposed materials will match with existing materials so as to protect the character and appearance of the property.
- 5.5 I therefore hope you would consider this application for approval.