

PLANNING STATEMENT

IN SUPPORT OF A HOUSEHOLDER APPLICATION FOR
A SINGLE STOREY REAR EXTENSION

1 Maple Gardens Reading RG2 7NB
Reference Number 211965

Table of Contents

1. SITE DESCRIPTION	2
2. PROPOSAL	2
3. PLANNING POLICY & MATERIAL CONSIDERATIONS	2
4. RELEVANT PLANNING POLICIES	3
4.1. LOCAL AMENITY, CHARACTER AND DESIGN.....	3
4.2. SUSTAINABILITY	7
5. SUMMARY AND CONCLUSIONS	8
APPENDIX 1 – EVIDENCE DEMONSTRATING THAT THE PROPOSAL WOULD ACHIEVE CONSISTENCY WITH THE STREET SCENE AND NEIGHBOURING PROPERTIES	10
APPENDIX 2 – OVERSHADOWING IMPACT	11

1. SITE DESCRIPTION

- 1.1. The property comprises a semi-detached dwelling located within a predominantly residential area.
- 1.2. The property is not within a Conservation Area or a Flood Risk Zone, nor is the property a listed building.
- 1.3. Several other dwellings within the immediate locality benefit from enlargements, such as rear extensions.

2. PROPOSAL

- 2.1. This proposal seeks planning permission for a single storey rear extension of 6m depth across the width of the rear elevation. The total rear garden space comprises approximately 230m²; with rear garden space of approximately 23m.
- 2.2. The construction would have a minimal impact upon neighbouring properties in terms of the size and scale of the structure; nor a harmful impact on daylight, overlooking or privacy as explained within this statement.

3. PLANNING POLICY & MATERIAL CONSIDERATIONS

- 3.1. The proposal fully complies with the policies contained in the Council's Development Framework. In order to support this proposal, the Applicant has drawn on a wide range of other reference material:

Material Considerations

- Reading Local Plan (2019)
- Design Guide to House Extensions: Supplementary Planning Document March (2021)
- National Planning Policy Framework (2021)

4. RELEVANT PLANNING POLICIES

4.1. LOCAL AMENITY, CHARACTER AND DESIGN

Reading Local Plan (2019)

4.1.1. POLICY H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

This policy states that an extension to a house or other householder development will be acceptable where it:

- *Respects the character and appearance of the house in terms of scale, location, materials and design;*
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line;*
- *Does not present an overbearing impact on neighbours or a large blank façade to public areas; and*
- *Does not result in a loss of biodiversity within gardens.*

4.1.2. The proposed extension complies fully with this policy as the high-quality design makes best use of the site whilst rejuvenating the existing property for the benefit of current and future occupiers alike.

4.1.3. In terms of scale, the extension is in-keeping with the property as it is subservient in size to the host building and will complement the existing structure with a sympathetic design.

4.1.4. The extension itself will use materials which are in-keeping with those used to construct the original dwelling in order to share a synergy with the host building and blend the extension in well. All materials used will be of a high-quality standard to allow the character of the area to be complemented.

4.1.5. The character and amenity of the street will in no way be compromised by the proposed extension, but it will instead contribute to the neighbourhood in a positive respect due to the high-quality nature of the proposal. As shown in Appendix 1, rear enlargements are common within the neighbourhood.

4.1.6. There are no TPOs on site and no arboreal issues would arise as a result of this development.

4.1.7. **POLICY CC8: SAFEGUARDING AMENITY**

This policy is summarised below:

Development will 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;*
- *Artificial lighting;*
- *Vibration;*
- *Dust and fumes;*
- *Smell;*
- *Crime and safety; or*
- *Wind, where the proposals involve new development of more than 8 storeys.*

The position of habitable rooms, windows and outdoor living spaces will be particularly important. A back-to-back distance of 20 metres between dwellings is usually appropriate, although the circumstances on individual sites may enable dwellings to be closer without a detrimental effect on privacy.

- 4.1.8. As a single storey development and due to the proposed siting, there would be no significant loss of light to windows, nor any intrusion of privacy. The total rear garden space of the site is substantial, comprising approximately 230m², with approximately 50m of back-to-back distance between dwellings. The right side of the site's rear garden fronts similar large rear gardens; where the far rear also faces another similar large rear garden, therefore there will be minimal impact to the surrounding area.
- 4.1.9. The right neighbouring attached property also hosts a significant rear garden, thus the extension will result in limited impact to view. No windows or doors are proposed to the elevation relevant to the adjoined property, thus there will be no harmful privacy or outlook impact.
- 4.1.10. Appendix 2 of this statement demonstrates that the extension would not result in overshadowing that would impact light for the neighbouring terraced property to the left. The affected part of the neighbouring properties on the right consists of back gardens. Moreover, the extension would be 1 storey with a flat roof, therefore it would not project a long shadow even on those back gardens as demonstrated by Appendix 2.
- 4.1.11. The extension has been carefully designed to ensure it is in-keeping and conforms to the pattern of development around the property without compromising or being visual intrusive or overbearing. The scale, massing and form would have a limited dominant effect in relation to the vast rear garden space afforded to 1 Maple Gardens and the neighbouring site, which also exceeds 200m² and almost 50m of back-to-back distance between dwellings.

4.1.12. As demonstrated in the previous section, the proposed extension complies with all relevant aspects of the Council's SPD on householder extensions. Every effort has been made in the design of the extension in order for it to observe the adopted design standards:

When designing a rear extension, it is important to consider established patterns, and existing extensions to other developments in the street scene. Rear extension proposals would likely not be supported if they demonstrate any of the following:

- *Harm to neighbouring dwellings in terms of overlooking. This can be avoided in most cases by not having windows on the side elevations of rear extensions.*
- *Harm to neighbouring dwellings in terms of loss of light. This particularly applies to two storey rear extensions. Two storey rear extensions should not be closer than a line taken at 45° (60° for a single storey rear extension) from the middle of any window of a habitable room in a neighbouring property.*
- *Designs that do not complement the existing dwelling. For example, a proposal for a flat roof extension, where a pitched roof extension would better serve the character and appearance of the dwelling.*
- *The rear extension extends more than 4m from the existing dwelling. This applies to both single storey and two storey rear extensions. However, the acceptability of a rear extension in terms of length and height will be derived from the circumstances of the application site. In some cases, an extension of more than 4m may be acceptable, but this needs to be justified.*
- *The resulting rear extension would reduce the back to back distance between dwellings to under 20m for two storey developments, 28m for 3 storey developments.*

4.1.13. In this instance, the Applicant justifies the size of the rear extension by referring to the significant size of rear garden space. The rear garden space exceeds 230m², lending itself to a clear opportunity to make best use of land. A more modest extension, e.g. having 3m as afforded under The Town and Country Planning (General Permitted Development) (England) Order 2015 – Schedule 2, Part 1, Class A, would not optimise the potential of the site.

The Town and Country Planning (General Permitted Development) (England) Order 2015 – Schedule 2, Part 1, Class A

4.1.14. Furthermore, a depth of 6m for a rear extension proposal relating to a non-detached property is afforded under permitted development subject to the prior approval process. The government introduced this scheme in recognition of the importance of larger extensions in providing high quality and spacious accommodation.

4.1.15. Thus, the Applicant asserts that the proposed extension is suitable in this location as the development would achieve a significant improvement to the housing offering whilst maintaining substantial outdoor amenity. The proposal will not result in any impact beyond the adjoined property, to which this statement has demonstrated there would be minimal impact.

4.1.16. The only objection that has been raised by neighbour to this application refers only to the sewer.

4.1.17. The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 4) Order 2020

The summer of 2020 introduced significant reform to the planning system. This included changes to existing permitted development rights, promoting upward building in recognition of the importance for maximising space on already developed land.

4.1.18. The Applicant asserts that this proposal is consistent with the government's direction for more efficient, sustainable and spacious housing provision.

4.2. SUSTAINABILITY

Reading Local Plan (2019)

4.2.1. POLICY CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

The proposal complies with this policy because the extension will be constructed on an existing building and will make efficient use of the space in terms of its scale, height, massing and density with regard to the host property itself and the character of the surrounding neighbourhood. The high-quality design of the proposed

extension ensures that the extension is appropriate and will contribute in a positive manner in terms of visual amenities which respects the local context.

4.2.2. The extension will be constructed to ensure an energy efficient design and a policy of recycling materials where practicable will be in use throughout the construction process in order to reduce any waste produced as a result of the building work, which will result in the implementation of more sustainable construction methods.

4.2.3. Substantial front and rear garden space will be retained to ensure porous surfaces and planting.

4.2.4. Furthermore, promoting energy efficiency, the extension would include:

- The proposed window will be triple glazed ...;
- Cellotex insulation will be incorporated giving 0.19 'u value'
- All elements will be to the highest standard according to Building Control

4.2.5. National Planning Policy Framework (2019)

This proposal also complies with other key policies set out in the NPPF, such as the need to encourage effective land use by maximising space on already developed land.

5. SUMMARY AND CONCLUSIONS

5.1. It has been demonstrated that this proposal will fully comply with policies contained within the Local Plan. The Applicant believes that the extension of this dwelling will improve the amenity of residents of the property while not affecting the amenities and lifestyles of the adjoining neighbours.

5.2. Notwithstanding the information above and in the rest of this application, the Applicant would welcome any advice the Planning Department can give and will endeavour to satisfy any other planning criteria for approval.

Appendix 1 – Evidence demonstrating that the proposal would achieve consistency with the street scene and neighbouring properties

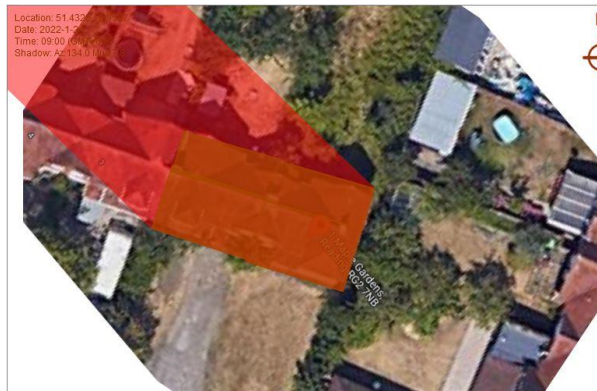
The below images of the neighbourhood are taken from Google Maps, demonstrating that a variety of rear enlargements are consistent within this area.



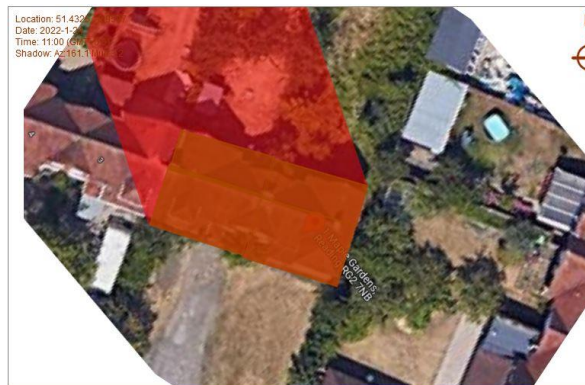
Appendix 2 – Overshadowing Impact

Using Google Maps, the below series of satellite images show that the house shadows at 1PM (in dark grey under the light-red beam). The light-red beam shows the shadow projected direction at the hour indicated.

9:00AM



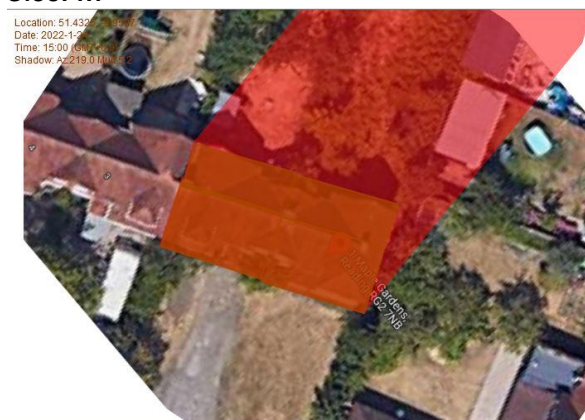
11:00AM



1:00PM



3:00PM



4:30PM



