



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

32 MILL GREEN

CAVERSHAM

READING

RG4 8EX

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Report Prepared by	iPlans
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1. Introduction

1.1 iPlans has been instructed by Kieran Lynch to submit a householder planning application for a single storey rear infill extension.

1.2 This application is submitted jointly with 34 Mill Lane, Caversham, Reading, RG4 8EX.

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

2. Site Location & Description

2.1 The site at 32 Mill Green, Caversham, Reading, RG4 8EX accommodates a mid-terrace 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 joint householder planning application is for a single storey rear infill extension.

3.2 The proposed extension will infill the side of the existing structure and will run the whole depth of it. There will be a bi-folding door to the rear elevation of the existing and proposed extension. The roof will have a mono-pitched roof with a gable end and a box gutter. The eaves height will measure 2415mm and the ridge height will measure 4000mm. This will replace the roof of the existing projection. There will be 3x roof window to the side plane.

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

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

3.5 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 rear extensions, single storey should not exceed a line taken at 60-degree from the middle of any window of a habitable room in neighbouring property and not extend more than 4m.

5. Conclusion

5.1 The proposal is for a single storey rear infill extension.

5.2 This application is submitted jointly with 34 Mill Green, Caversham, Reading, RG4 8EX.

5.3 The proposed infill extension will exceed the 4m guideline however it will not have significant impact to the adjoining property in terms of causing loss of light to a habitable room as this proposal is of an identical design as that submitted for 34 Mill Green. As both properties are proposing to carry out the same extension, the proposal will not impact each other's amenity level.

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.