



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

33 EDENHAM CRESCENT

COLEY PARK

READING

RG1 6HU

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1. Introduction

1.1 iPlans has been instructed by Richie Townsend to submit a householder planning application for the alteration of the appearance of the dwellinghouse and garage.

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

2. Site Location & Description

2.1 The site at 33 Edenham Crescent, Coley Park, Reading, RG1 6HU accommodates a semi-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 cladding. The fenestrations are uPVC.

2.4 Planning history for this property includes the following application:

2.4.1 170502 – single storey rear extension

3. The Proposal

3.1 This householder planning application is for the alteration to the appearance of the dwellinghouse and garage.

3.2 It is proposed to render the most of the dwellinghouse and the garage with render (K Rend Limestone White). The cladding appearance to the front will remain. The existing cladding will however be replaced with like for like appearance.

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 Edenham Crescent 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 appositive 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 Point 6.4.2 of The Design Guide for House Extension is with regards to materials and detailing. It states that to complement the existing dwelling and street scene, matching materials and detailing is encouraged where appropriate, unless quality design is achieved through the use of other materials. It is possible to select materials that do not match, but still support or improve the overall character and appearance of the existing dwelling. Sometimes it is necessary to use materials and detailing that does not match the existing dwelling to avoid replication or continuation of poor previous design choices. These applications will be considered on their own merits, with the overall look and appearance of the proposal in mind.

5. Conclusion

5.1 The proposal is for the alteration to the appearance of the dwellinghouse and garage.

5.2 The proposed render will be different to existing thus will change the appearance of the semi, however, there have been properties along Edenham Crescent that have had the appearance changed such as replacement window frames in grey. The change to render would be different but the white render can work in the area as there are properties with white painted cladding.

5.3 The replacement cladding to the front elevation will be of similar material to existing. Its appearance will not change the appearance of the street scene.

5.4 I therefore hope you would consider this application for approval.