

6 Circuit Lane, Reading - proposed extension and alterations

Planning Statement - 7th September 2021

The need for this extension has come about because a disabled tenant is now 'under-occupying' with just one other family member in a five bed roomed house* - since their elderly parent died. (*A large ground floor extension was provided at this house back in the early 2010s.)

RBC Housing was looking for a suitable smaller house with space for a ground floor extension of a similar size (to that provided at the five bed roomed house) so that the tenants could be moved, then freeing up the five-bed roomed house for another family on the Council's waiting list. 6 Circuit Lane was identified as a potentially suitable house, because of the generous space available at the side of it. A feasibility study was carried out, which resulted in a scheme that was agreed in principle with the tenants of the larger house.

The proposed extension is for flat roofed building with materials sympathetic to the house, with facing brickwork and white PVCu windows to match existing. It is set back slightly from the existing house, to be subservient to the original building. There is an accessible amenity space at the rear of the extension, by means of a large patio area which connects with the rear garden.

The extension is in proximity to the boundary with No 4, where there is an adjacent garage, so there are no overshadowing issues with habitable spaces for this neighbour.

The proposal includes the provision of an off-street parking area and crossing. There is currently a driveway at this site, but with no crossing or drop kerb.

