



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

6 MAPLEDENE

CAVERSHAM

READING

RG4 7DQ

7 DAY PLAN SERVICE

PLANNING PERMISSION

LISTED BUILDING CONSENT

PERMITTED DEVELOPMENT SPECIALISTS

CERTIFICATES OF LAWFUL DEVELOPMENT

BUILDING REGULATION SUBMISSIONS

STRUCTURAL ENGINEERS CALCULATIONS

FREE DESIGN CONSULTATION

ELECTRONIC SURVEYS

COST SAVING SPECIFICATION

EXTENSIONS

LOFT CONVERSIONS

NEW HOUSES

OUTBUILDINGS

ALTERATIONS

FREE ADVICE

ALL WORKS CONSIDERED

SAP CALCULATIONS

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Report Prepared by	iPlans
Date	25/01/2021

1. Introduction

1.1 iPlans has been instructed by Lindsay Kennedy to submit a householder planning application for the insertion of rooflights and single 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 6 Mapledene, Caversham, Reading, RG4 7DQ 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 timber framed sash windows.

3. The Proposal

3.1 This householder planning application is for the insertion of rooflights and single storey side extension.

3.2 The proposal is to insert 5x rooflight to the rear plane of the dwelling roof. The existing rooflight will be removed.

3.3 The single storey side extension will measure 1773mm wide and 3870mm deep. It will be set 100mm behind the front building line. It will have a pitched roof with one rooflight to the rear roof plane & a window in the front elevation. The eaves height will measure 2972mm and the ridge will measure 3950mm.

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 Mapledene 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 Supplementary Planning Guidance 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 Supplementary Planning Guidance state that the following design principles are relevant to all types of householder extensions and alterations. The character and appearance of the proposal should respond to and respect the character and appearance of the area and street scene. They should maintain established building lines and use simple, uncomplicated building forms that complement and coordinate with the scale, form and massing of the original dwelling. Building materials should match with existing. The original building should remain visually dominant. The roof form should be appropriate to the original dwelling. All proposals must take into account potential impact on neighbours. Extensions should not result in overshadowing or loss of privacy or an oppressive or overbearing impact. They should comply with the 45 degree rule and must not result in a significant loss to the private amenity area of the existing dwelling. In terms of side extensions, they must be set back from the front of the house or otherwise justified for not doing this. They must retain important gaps to avoid creating a terracing effect. The roof pitch should have the same angle of pitch as existing roof. They must be subordinate and not result in overshadowing, loss or privacy or an oppressive or overbearing impact to neighbouring property. states that it is important that dormers and rooflights reflect the pattern of existing window openings by being positioned to line through vertically with the window openings below. It states the conversion of existing roof space within a dwelling to living accommodation where light is obtained solely by the insertion of velux type roof lights does not normally require planning consent.

5. Conclusion

5.1 The proposal is for the insertion of rooflights and single storey side extension.

5.2 It is not confirmed if this building has its permitted development rights intact and thus a householder application is submitted for this proposal.

5.3 The rooflights aligns follows the existing window pattern in that they each align with the first-floor windows below.

5.4 The single storey side extension is of a width that is less than half the width of the original building. It is set slightly back from the front building line and with its scale, it will not appear overbearing or impact negatively on the street scene.

5.5 The proposed materials will match with existing materials so as to protect the character and appearance of the property.

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