

27 ROTHERFIELD WAY

Planning Statement

April 2021

Summary

This planning statement summarises the proposals for the side and front extension of 27 Rotherfield Way and addresses the relevant requirements contained within the *Reading Borough Council Local Plan* and follows the principles of the *SPD: Design Guide to House Extensions*.

The key issues that are considered are the street scene and surrounding area, overlooking and overshadowing and parking. This document demonstrates that the proposals meet the requirements of the Local Plan.

The extension is required to provide an additional bedroom and ground floor reception room to meet the needs of the homeowner in terms of living space for a family of five and also provides sufficient space for increased home working.

The street scene and surrounding area

The overall intent of the proposed changes is to mirror the neighbouring property's side extension that was built in 2015. The proposed site extension will have a set down roof line and set back front elevation to avoid terracing effect and to ensure the extension is at a suitable scale with respect to the existing property and matches the existing footprint to the side of the property. The ground floor entrance will match the neighbouring property with a flat raked roof above an extended entrance area.



Materials will be chosen to match the existing specifically bricks, roof tiles and window surrounds. New windows and doors are selected to be in proportion with the existing house.

The street is not in a conservation area. The street consists of semi-detached houses on either side of the street several of which have been developed with similar side extensions. In this regard the proposed extension does not detract from the street scene, instead the set-back elevation and set-down roof line reflects the high quality design of the neighbouring property extension (no. 25).

Overlooking and overshadowing

The extension is on the north east side of the property and does not extend to the rear therefore does not result in overshadowing of the neighbouring property (no. 29).

Windows are not proposed on the side elevation to avoid overlooking the neighbouring property (no.25). The increase in the size of the rear window has been considered with regards to the neighbouring property. Whilst the new window is larger and therefore closer to the neighbouring property, mature hedging and trees between the properties provide a good level of privacy. The images below show the view out of the existing window with trees obscuring the neighbouring garden as an image illustrating the proposed extent of the extension. In addition to the planting, the acute viewing angle from the window prevents overlooking onto the neighbouring patio.

It is considered that the proposals will not compromise the privacy of the neighbouring property and are necessary to provide good levels of daylight within the property.



Parking

The property currently has a garage which is used for storage and is not used for car parking as the width of the garage is 2.7m which is less than the 3.2m minimum width stated in guidance for the garage to be considered suitable for parking. The driveway is not used for parking as it is too narrow to enable access to both sides of a car and to allow access to the house past a parked car.

Currently the household has a single car which is parked on-street. The proposals include widening the drive to make off-street parking on the driveway possible without compromising access to the property. This will also allow the household to install an electric charging point in the future.

The Revised Parking Standard and Design SPD does not increase the parking provision between a 3 bed and a 4 bed dwelling in zone 3. The SPD states that two parking spaces should be provided for a new dwelling.

The proposed plans provide a single off-road parking space, which enables the household to retain the green frontage and avoid over developing the site. On-road parking is not restricted and the location of the property on a major bus route supports a single car household and limited car ownership.

Householder Planning Application Checklist

Requirement / evidence	Confirmation of provision
Completed householder application form	Provided via the planning portal
Location Plan	Provided 27-00-01 Planning Drawing includes a Location Plan at 1:1250 scale
Existing and Proposed Block Plan	Provided 27-00-01 Planning Drawing includes Block Plans at 1:100 scale (a hard copy of this drawing has been posted to the Planning Department)
Complete Ownership / Agricultural Holdings Certificate	Provided through the Planning Portal
The appropriate fee	Provided through the Planning Portal
Biodiversity survey and ecological reports	Not provided – The interactive proposals map does not indicate the site being in or near an area of ecological value
Daylight/Sunlight assessment	Not provided – The side extension does not overshadow the neighbouring property
Heritage Statement	Not provided – Building is not listed and not in a conservation area
Tree surveys	Not provided – No trees close to proposed extension
Levels survey information	Not provided – No change in ground level is proposed
Materials details	Provided via the planning portal (all to match existing)
Planning Policy Statement	Provided (this document)
Vehicle Parking	Provided – Within this document and on Planning Drawing