

TONY THORPE ASSOCIATES

CHARTERED TOWN PLANNERS

The Studio, 1 Durant Way, Tilehurst, Reading, Berks, RG31 6TR.

Telephone: 0118 942 1855.

Mobile: 07831 432582 Email: tonyplan.office@gmail.com

PLANNING STATEMENT

PROPOSED DEVELOPMENT:-

HOUSEHOLDER APPLICATION FOR GROUND AND FIRST FLOOR SIDE AND REAR EXTENSIONS TO PROVIDE AN ADDITIONAL BEDROOM, DINER/KITCHEN AND CONSERVATORY.

SITE LOCATION:-

13 ERLEIGH ROAD, READING RG1 5LR

PLANS AND DOCUMENTS:-

21/02/01	1:100/1:1250@A3	Location Plan and Existing Floorplan.
21/02/02	1:100	Existing Elevations.
21/02/03	1:100/1:500@A3	Block Plan and Proposed Floorplan.
21/02/04	1:100@A3	Proposed Elevations.
21/02/05	1:100@A3	Existing and Proposed Roof Plans.
21/02/06	1:100@A3	Side Section and 3D Sketch.

CIL Documentation.
Planning Statement (this document).

1.00 BACKGROUND

1.01

13 Erleigh Road is a compact detached 2-storey brick-built dwelling under a tiled roof situated on the north side of Erleigh Road and within the Alexandra Road Conservation Area. Erected between 1877 and 1898 the dwelling differs from the surrounding pattern of development in that both its ridgeline and eaves are considerably lower than the substantial 3-storey dwellings either side.

1.02

The frontage and part return feature a distinctive low eaves line with fishtail tiles infilling the first-floor gable ends and a distinctive false stepped brick frontage chimney breast pierced by a central ground floor window (see photo 1. following). The rear of the property has been extended in the past (see photo 2. following) and there is an adjoining large flat-roofed building set on lower ground within the rear garden originally built as a surgery but now with longstanding legitimate residential use ancillary to the principal dwelling.

1.03

In formulating the proposal for the rear extension the principal has been to keep the two-storey element of the design in the centre of the site where it will not cause overlooking, overshadowing or loss of privacy to adjoining dwellings. The single storey part of the proposal that adjoins neighbouring property (11 Erleigh Road) is indented and adjoins the secondary side windows of No 11 with a 1.8m shared fence in-between and a generous space between properties of some 3m.



PHOTO 1. Decorative frontage of 2-storey No 13. with 3-storey No 11. to the left. This frontage remains unaffected by the proposal.



PHOTO 2. Rear of 2-storey No 13. with 3-storey No 11. dominating to the right. The proposed 2-storey rear extension lies left of centre, the single-storey rear extension lies right of centre and is indented to maintain the gap between dwellings.

2.00 THE PROPOSAL

2.01

The proposal is for a ground and first floor side and rear extension to provide an additional first-floor bedroom with ground-floor diner/kitchen and conservatory. The brick-walled part of the single-storey rear extension is indented by 0.4m to maintain the gap between dwellings and projects 4m from the existing rear wall. A lightweight glazed conservatory projects a further 4.3m and is similarly indented by 0.6m.

2.02

The two-storey element projects 1.7m from the existing rear wall. The existing unattractive brick-built flat-roofed side extension is extended upwards and finished with an attractive gabled pitched roof and dormer that are much more in character with the original building and significantly improve its side aspect. The proposed extensions are shown on Air 1. below which is itself based on the Google airphoto attached below as Air 2.



AIR 1. Proposed extensions shown in relation to dominant adjoining property No 11.



AIR 2. Google airphoto used as a base for Air 1 above.

2.03

As can be seen from the existing floorplan the current first-floor layout is poorly designed. The proposal significantly improves circulation and usability making the property much more suited to modern family requirements than the existing layout.

3.00 HIGHWAYS CONSIDERATIONS

3.01

No changes are proposed to the existing site access and crossover onto Erleigh Road. There is no defined manoeuvring space within the site and vehicles simply enter in a forward gear and leave in reverse. The existing property and annexe are in legitimate use as a 4+ bedroom dwelling and the additional single proposed bedroom does not alter this classification.

3.02

The Councils Parking Standards document confirms that the site lies in Zone 2 (Primary Core Area) where dwellings with 4+ bedrooms require 2 parking spaces. There is an existing large unallocated paved parking area to the front and side of the property that can accommodate up to 7 cars. The proposed plans show this laid out to provide 4 spaces.

4.00 AMENITY SPACE, ROOM SIZES AND PRE-APPLICATION DISCUSSIONS.

4.01

The proposal slightly reduces rear amenity space but leaves a rear garden with a depth of 21m and an average width of 21m. The area of useable private amenity space is therefore some 441m². All of these figures significantly exceed local and national minimum standards for useable private amenity space and exceed those of adjoining rear garden areas.

4.02

The proposed room sizes all exceed the national space standards, are well-lit with natural light and are suitable for modern family needs. The applicant's family is growing and the accommodation is needed to allow separate private bedroom accommodation for individual youngsters.

4.03

The proposal has been discussed with the owner of the only property likely to be affected (11, Erleigh Road) and amended as necessary. There are no ponds or evidence of use by any protected species therefore no further specific mitigation is necessary.

4.04

The site is level and the small size of the site ensures that the proposal will be disabled friendly. Materials left over from demolition will be recycled and building materials will be obtained from sustainable sources. The proposal is exempt from CIL and the relevant forms accompany this application.

5.00 CONCLUSIONS

5.01

Having regard to the relevant development plan policies and other material considerations as detailed above we submit that there are no sound and clear-cut planning reasons to object to the development.

5.02

The proposal benefits from the NPPF presumption in favour of sustainable development and both creates and preserves modern family accommodation. Should you have any queries or require further information please do not hesitate to call. In the meantime we look forward to a favourable determination.

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AJT/SB/29/03/2021