



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

7 TRELLECK ROAD

READING

BERKSHIRE

RG1 6EN

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	20/11/2020

1. Introduction

1.1 iPlans has been instructed by Shirley Murdoch to submit a householder planning application for a garage conversion to include new walls and roof and single storey side/rear extension to include rooflights.

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

2. Site Location & Description

2.1 The site at 7 Trelleck Road, Reading, Berkshire, RG1 6EN 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 with a section of cladding to the front elevation. The fenestrations are uPVC.

3. The Proposal

3.1 This householder planning application is for a garage conversion to include new walls and roof and single storey side/rear extension to include rooflights.

3.2 The first part of the application is the garage conversion. The proposal will not increase the footprint of the existing garage. The walls will be replaced but the footprint remains the same. The garage door will be replaced with a window. It will have a new roof which is part of the extension roof (see point 3.3).

3.3 The final part of the application is the single storey side/rear extension. It will infill the space to the rear of the garage and side of the kitchen. It will measure 2485mm deep and 2362mm wide. There will be a window to the front elevation of the extension. The roof will be hipped with a 17.5 degree pitch. The eaves height will measure 2227mm and to the ridge, it will measure 3508mm. As stated in point 3.2, this roof will also replace the current garage roof. There will be the installation of 2x roof lights.

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 Trelleck Road 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 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 The Supplementary Planning Guidance states that with rear extensions on semi-detached houses, council will normally not grant planning permission for rear extensions that are longer than 4m. Extensions should leave sufficient garden space for general use and penetration of light and sunlight. Rear extensions should be located as far away from side boundaries as possible. If side extension projects into the rear of the property, the advice given for rear extensions will also apply. Windows and doorways at ground floor level should be carefully sited to ensure that overlooking of existing windows in the adjacent property will not occur. Roof design of single storey side extensions should complement the roof on the original house in terms of design and angle of pitch.

5. Conclusion

5.1 The proposal is for a garage conversion to include new walls and roof and single storey side/rear extension to include rooflights.

5.2 The proposed garage conversion will not increase the footprint of the existing structure. It will have new walls and roof, but they are of an appropriate height so as not to impact the neighbouring property.

5.3 The proposed extension is infilling a space and will not project beyond the existing rear building line. It will not impact amenity levels of the neighbouring property in terms of impacting lighting to habitable room or cause loss of privacy.

5.4 The proposed extension will appear subordinate to the dwellinghouse.

5.5 The proposed materials will match as close as possible to the dwellinghouse so as to protect the character and appearance of the property.

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