

**Supporting Planning Statement and Drawing List for a
Planning Application for a side extension to a private domestic dwellinghouse at
121 Staverton Road, Reading RG2 7JZ**

Applicant: Wesley Clark
Agent: Nick Hutsteiner

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Planning Statement:

The applicant owner of 121 Staverton Road requires additional space for his growing young family of five. The intention is to extend the semi-detached 3 bedroom dwelling to provide one additional bedroom with en-suite bathroom.

The applicant and his agent considered a loft conversion, which would include extending the staircase into the roof space and include a hip to gable conversion to the side, with a large dormer formed to the rear. This option was discarded due the technical complexities and the resulting disjointed arrangement of living accommodation on three levels, and the resulting incongruous and inappropriate appearance of the gable wall in this setting.

The planned estate dates from the early 1930s and features typically two storey blocks with hipped roofs throughout, consisting of pairs and rows of four contiguous dwellinghouses. The distances between the blocks range from 3 to 7 metres, with some incorporating public alleyways to provide maintenance access to sewers located in the rear gardens.

The distance between the building at 121 Staverton Road and its opposite neighbouring property at 123 Staverton Road measures 6m to the front and 6.5m approximately at the rear.



Historical map from 1936 – application boundary edged in red

The original two storey building has brickwork cavity wall construction with a hipped cut roof of clasped purlin construction and concrete tiles with half rounded ridge and hip tiles. The brickwork was painted white to the front, side and rear some years ago. A porch to the front entrance was added in the past and a single storey brick-built garage added to the side of 121 Staverton Road, extending over the depth of the flank wall and up against the boundary to the public path, but is set back approximately 300mm from the front facade of the original house.

The property features a large driveway to the front with a dropped kerb, measuring approximately 8.8m x 11.2m, which provides off street parking for a minimum of three cars. The rear garden measuring approximately 11.2m x 17.2m is laid to lawn with a paved terrace, two sheds. The rear garden is bounded to the public pathway by a closed boarded fence, and to the front by a picket fence to the pathway and the public footpath.

There are no trees within 15m of the proposed extension.

Design and appearance:

The design proposes an extension directly above the garage, supported by a series of steel portal frames inserted in and over the garage roof. The overall ridge height of the extension would extend to just below the roof soffit of the original house, with the new eaves of the extension on the boundary at 4.37m from ground level. This is only marginally higher than a potential extension on a boundary under permitted development rights.

The shape and pitch of the extension roof would be similar to that of the original house, with a hipped tiled roof with half rounded ridge and hip tiles. The walls above the brick-built garage walls would be clad in timber or timber effect weatherboarding, with windows set in timber lined reveals.

The volume, massing and appearance of the proposed extension is of a deliberate subservient character to the original house and sympathetic to its setting in scale and materiality, and evokes a traditional 'coach house' with ancillary accommodation on a mezzanine or gallery level.

Daylight / sunlight amenity:

The proposed and comparative elevation drawings illustrate that the neighbouring property at 123 Staverton Road is not affected by the proposed extension, which in its flank wall opposite the proposed extension features only one first floor window to the mid landing of its stairwell.

A comparative elevation drawing and a comparative illustrative perspective view may also serve to illustrate the difference in impact and appearance between the proposed design and possible alternative extensions possible under permitted development rights.

The comparative views and drawings demonstrate that a hip to gable roof conversion under PDR would be of inappropriate appearance with an overbearing character and visually reduce the openness between the semi-detached buildings, and also reduce the daylighting amenity to the neighbouring property by blocking out the outlook and light received by the aforementioned window of the neighbouring property.

The proposed extension would stay within the profile of the original house and not result in the loss of outlook and daylighting from the neighbouring property and have a marginal impact on the openness between the buildings that are set well back from the road.

Quantum of development:

The plot measures approximately 360 sqm. As the extension is on the first floor, the curtilage of the property is not reduced.

The gross external area of the proposed extension measures 17.30 sqm, with a gross internal area of 14.40 sqm.

Biodiversity and ecology:

A biodiversity survey has not been commissioned. The existing roof of the original building will not be affected by the extension, which is proposed to be built on top of flat roofed garage.

Drawing List:

List of drawings:	Drawing Title	Scale
ST-PL-01	Plot location plan	1:1250 @A3
ST-PL-02	Site plan existing	1:200 @A3
ST-PL-03	Site plan Proposed	1:200 @A3
ST-PL-04	Existing Floorplans	1:100 @A3
ST-PL-05	Existing Elevations	1:100 @A3
ST-PL-06	Proposed Ground Floor Plan	1:100 @A3
ST-PL-07	Proposed First Floor Plan	1:100 @A3
ST-PL-08	Proposed Roof Plan	1:100 @A3
ST-PL-09	Proposed Front Elevation	1:100 @A3
ST-PL-10	Comparative Front Elevation	1:100 @A3
ST-PL-11	Proposed Rear and Side Elevation	1:100 @A3
ST-PL-12	Proposed Cross Section	1:100 @A3
ST-PL-13	Illustrative Perspective View to Front	NTS
ST-PL-14	Comparative Illustr. Persp.View to Front	NTS