



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

67 STOCKTON ROAD

READING

RG2 8AH

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	07/02/2020

1. Introduction

1.1 iPlans has been instructed by Michael Clargo to submit a householder planning application for a two-storey rear extension.

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

2. Site Location & Description

2.1 The site located at 67 Stockton Road, Reading, RG2 8AH is a semi-detached property with a conservatory.

2.2 The adjoining semi is joined to create an L-shape.

2.3 Photographs below show the front and rear elevations of the dwelling.



2.4 As you can see from the above photographs, the external finish of the house is brick and the fenestrations are uPVC.

3. The Proposal

3.1 This householder planning application is for a two-storey rear extension.

3.2 The conservatory will be demolished to make way for the extension. The extension will measure 3000mm deep and 6700mm wide. It will have the same eaves and ridge height as the dwellinghouse. The proposal will create a dining room on the ground floor and a master bedroom with en-suite to the first floor. The roof will be hipped with a flat section. There will be 1x rooflight to the rear roof plane. There will be a new ground floor window on the right elevation and 2x window and single door to the front elevation of the extension. There will be 4x first floor windows to the rear elevation.

3.3 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Stockton Road without significantly affecting the traffic flow.

3.4 Waste from the site will be removed by skips with the appropriate street licences.

3.5 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 Core Strategy, Sites and Detailed Policies and Supplementary Planning Guidance have been consulted as part of this planning application.

4.2 Policy CS7 of the Core Strategy states that all development must be of a high design quality.

4.3 Policy DM4 of the Sites and Detailed Policies states that development should not cause a significant detrimental impact to the living environment of existing or new residential properties in terms of privacy, overlooking, access to sunlight and daylight, visual dominance and overbearing effects.

4.4 Policy DM9 of the Sites and Detailed Policies states that an extension to a house will be acceptable where it respects the character of the house and neighbouring properties in terms of scale, location, materials and design.

4.5 The Supplementary Planning Guidance states that on semi-detached houses, council will normally not grant planning permission for rear extension that are longer than 4m. In terms of two-storey rear extensions, it states that they should normally not extend more than 4m from the rear of the house. It should not be closer than a line taken at 45 degrees from the middle window of a habitable room in a neighbouring property.

5. Conclusion

5.1 The proposal is for a two-storey rear extension.

5.2 The proposed two-storey rear extension is of a lesser depth than 4m thus meeting guideline regarding depth. There are no first-floor side windows and as such there will not be any direct overlooking into habitable rooms.

5.3 The property has a 2.4m distance to the boundary and 69 Stockton Road, is situated away from the boundary. There is a sufficient distance between the extension and 69 Stockton Road in that it doesn't fall within the 45-degree line and as such would not impact amenity levels of those occupants.

5.4 In terms of the impact to the adjoining semi, there is a gap from the house to boundary. The two-storey is near the boundary and the adjoining semi has a first-floor window which will overlook the extension. There will be no loss of privacy as no side windows are proposed. There will be some overlooking but not significantly more than what is generally experienced.

5.5 The materials to be used will be similar to existing to match those found on the existing dwelling.

5.6 The proposal adheres to guidelines mentioned in section 4.

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