

11 February 2020

Reading Borough Council
Civic Offices
Bridge Street
Reading
Berks
RG1 2LU

FAO Chief Planning Officer

Re: 6 Western Oaks, Kentwood Hill, Tilehurst, Reading, Berkshire RG31 6JE

I am pleased to enclose a householder application for a proposed basement, landscaping works and rear extension.

Accompanying this letter are the completed forms, and existing and proposed plans as prepared by Bonney Architecture:

- BA 0027 52 Location and Site plan
- BA 0027 50B Proposed plans
- BA 0027 51A Proposed Elevations
- BA 0027 01A Existing Site Plan (2011 'proposed')
- BA 0027 04A Existing Elevations (2011 'proposed')

Relevant Planning history

110292 - Erection of detached 4 bedroom house with integral garage (re-submission of 11/00028/FUL) - Granted and Implemented.

Proposal

The proposal is for a basement underneath the rear garden of no.6 Western Oaks, and a small rear extension to allow for internal access to the basement. The basement requires engineering works and would be accessed externally to the rear of the garden via a lowered terrace with steps to the garden. The basement is for ancillary use comprising a study/games room, media room, gym and small W/c and shower room. The media room and gym each benefit from a 'walk on' rooflight. The rear garden will then be laid with artificial grass and pavers.

Principle of development

The 'Golden Thread' running through the centre of guidance within the NPPF is the presumption in favour of sustainable development. Paragraph 38 of the NPPF

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states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”. Paragraph 117 of the NPPF comments that planning should “make effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.

The application site is located within the defined settlement where extensions to residential properties are acceptable in principle.

It is noted that the rear extension would constitute permitted development under Class A of Part 1 of Schedule 2 of the GPDO.

Character and Appearance of the area

The proposed basement has limited visual impact on the character of the area, therefore respecting the character and appearance of the house and locality. The rear extension is a modest and well-integrated extension to reflect the dwelling. The proposal does not present any overbearing impact nor result in loss of biodiversity. The proposal therefore is consistent with Local Plan Policy H9.

Residential Amenity

Given the nature of the basement development, there is negligible impact on neighbouring properties. The use of the basement allows for the retention of the dwellings’ rear garden for outdoor amenity space. The rear extension is centrally located and will have negligible impact on neighbouring properties given its modest size. As for the basement itself, it is to be used for ancillary uses and benefits from a rooflight to each large room, and two sets of French doors. There is also an internal and external stairs access point. The proposal will therefore not have a detrimental impact on the living environment of the existing inhabitants or neighbouring properties, and maintains sufficient private amenity space according with Local Plan Policy CC8 and H10.

Sustainability

The proposal provides ancillary accommodation to meets the needs of the current owner. Being a basement, the proposal maintains the rear garden and existing solar access and will act as a ‘green roof’. The rooflights provide access to light whilst the basement provides excellent insulation properties. The proposal will use locally sourced recycled materials and labour where practicable. It is therefore considered the proposal accords with Policy DM1.

Highways and Parking

There is no change to parking requirements. There are no impact on highways or parking.

Trees

There are no trees of importance on the development site or in the vicinity that will be impacted from the basement.

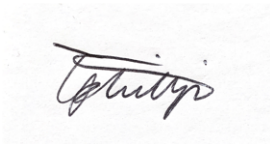
Drainage

The site is located within Flood Zone 1. If required, conditions controlling drainage can be included on a consent.

Yours faithfully



Emily Temple BSc (Hons) MSc MRTPI
Director
ET Planning



Tiana Phillips-Maynard BPlan (Hons)
Planner
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