



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

**21 CANNON STREET
READING
RG1 7PH**

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	29/06/2020

1. Introduction

1.1 iPlans has been instructed by Rhiannon Warner-Harvey to submit a householder planning application for a single storey side and rear infill extension.

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

2. Site Location & Description

- 2.1 The site at 21 Cannon Street, Reading, RG1 7PH accommodates a mid-terrace with a two-storey rear outrigger.
- 2.2 Photographs below show the front and rear elevations of the dwellinghouse.



- 2.3 As you can see from the above photographs, the property is brick and the fenestrations are uPVC.

3. The Proposal

3.1 This householder planning application is for a single storey side and rear infill extension.

3.2 The proposed extension will adjoin the side of the outrigger and rear wall of the main dwellinghouse. The extension will measure 3300mm deep and 1700mm wide. The roof will be mono-pitched with a 22-degree pitch and 2x rooflights. The height to the bottom of the eaves will measure 2400mm and to the ridge, it will measure 3200mm. The extension will not project beyond the rear building line of the outrigger. There will be a 3-panel bi-folding door to the front elevation of the extension.

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 Cannon Street without 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 contractor's 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, Supplementary Planning Document and Supplementary Planning Guidance have been consulted as part of this planning application.

4.2 Policy CC7 of the Local Plan states that all development must be of a high design quality that maintains and enhances the character and appearance of the area. Development will be assessed to ensure that they respond positively to their local context and create or reinforce local character and distinctiveness.

4.3 Policy H9 of the Local Plan states that an extension to a house will be accepted where it respects the character and appearance of the house in terms of scale, location, materials and design, They should respect character and pattern of neighbouring properties and appearance of street as a whole. They should not prevent an overbearing impact on neighbours or a large blank facade to public area.

4.4 The Supplementary Planning Document states that council requires a commitment to high standards of designs for all new developments.

4.5 The Supplementary Planning Guidance regarding house extensions states that the design should protect the character of the property and the local area as well as not adversely impacting the living conditions of neighbours. The basic shape and size of an extension should normally be subservient to the design of the original building. The shape, pitch and style of roof will be a significant factor in achieving an appropriate design. With regard to rear extension, they should be located as far away from side boundaries as possible. A basic way to protect light is to avoid extensions that would impinge on an area measured at an angle of 45-degrees. For terraced housing, the acceptability of a rear extension, in terms of length and height will be derived from particular circumstances of the application site.

5. Conclusion

5.1 The householder planning application proposal is for a single storey side and rear infill extension.

5.2 There is no guideline stating a recommended depth for a rear extension on a terraced property. The acceptability of such extension will be based on the characteristic of the application site. The proposed infill extension is of an appropriate scale that would not appear dominant or significantly impact the neighbouring property in terms of access to daylight and sunlight to habitable rooms. It will not surpass the rear building line of the existing outrigger. It is close to boundary however the eaves height is kept to a minimum.

5.3 The proposed material for the proposals will match as close as possible to existing materials.

5.4 The proposal is consistent with policies and guidance notes outlined in Chapter 4.

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