



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

43 CRESCENT ROAD

TILEHURST

READING

RG31 5AH

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
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1. Introduction

1.1 iPlans has been instructed by Robert Symons to submit a householder planning application for a single storey front, side and rear extension following the demolition of existing side and rear projections.

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

2. Site Location & Description

2.1 The site at 43 Crescent Road, Tilehurst, Reading, RG31 5AH accommodates a semi-detached property.

2.2 Photographs below shows the front, side and rear elevations of the dwellinghouse.



2.3 The external finish of the dwellinghouse is brick and the fenestrations are uPVC.

3. The Proposal

3.1 This householder planning application is for a single storey front, side and rear extension following the demolition of existing side and rear projections.

3.2 The side and rear projections will be demolished to make way for the proposed extension. The proposed extension will project 868mm forward of the front building line. The side element will align with the front element and extend all the way to the rear building line of the rear element. This will have a depth of 11,581mm. The rear element will have a depth of 3000mm. It will project 1312mm deeper than the neighbouring extension. The width at the front will measure 4961mm and at the rear, it will measure 8800mm. There will be a single door and double door to the front elevation and a 4-panel bi-folding door and window to the rear elevation. The roof will be hipped with 3x rooflights on the rear roof plane and 2x rooflights on the side roof plane. The eaves will measure 2620mm and to the ridge, it will measure 3610mm.

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 Crescent 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 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 apposite 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. In terms of front extensions, the council will normally not grant planning permission for front extensions that are excessive in size in terms of height and depth relative to the dwelling on the side and neighbouring buildings and which fail to demonstrate a balance of proportions. In the case of semi-detached or terraced properties, extensions that stretch across the whole of the frontage or compromise the symmetry of design will be discouraged.

5. Conclusion

5.1 The proposal is for a single storey front, side and rear extension following the demolition of existing side and rear projections.

5.2 The proposed front element is of a depth that is not excessive.

5.3 Although the rear element projects beyond the rear building line of the neighbouring extension, it does not surpass the 4m depth limit stated in the guidelines thus adhering to policy. The additional depth will not significantly impact the neighbouring amenity level in terms of causing loss of light to habitable rooms.

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.