

WOOLHAMPTON DESIGN CENTRE

Station Road, Woolhampton, READING, Berkshire, RG7 5SE.
Tel: 0118 9713363 Fax: 0118 9714077 Mob: 07711 922747 E-mail: njbundy@hotmail.com

August 15th 2019

Retrospective Planning Application to 72 Cholmeley Road, Reading, RG1 3NB. Planning Statement

This planning application seeks to regularise the single storey rear extensions erected, following departures from the respective prior notification details submitted under application ref; 170790.

The side in-fill extension has been constructed with a mono pitched tiled roof behind the parapet wall adjacent to the shared boundary with 74, as opposed to a 10 degree pitched glazed roof in accordance with the approved prior notification details. The resulting roof height measures less than 3 metres against the neighbours similar in-fill extension at approximately 2.7m, and rises to approximately 3.35m against the original side wall of the property.

While it is accepted that the remedy would be to alter the roof of this extension to match that of the prior notification detail submitted, with a 3 metre high flat roof, this would not alter the impact of this otherwise permitted extension upon the amenity of the neighbours, particularly due to the roof alteration not being directly visible to 74, which has a similar in-fill extension to the side return.

The rear single storey flat roof extension, as constructed, extends beyond that of number 70, the adjoining neighbours building by 1.9 metres. This is sited to the North of their property and, as such, does not obstruct direct sunlight, while a 1.5m gap exists between the rear extension and the boundary of No. 74. Coupled with an overall height of approximately 2.7 metres, the resulting impact in terms of the outlook and amenity of the neighbours is minimal. There are no habitable room windows to the ground floor of No. 74, with the extension being largely obscured from view by the boundary fence.

Following the initial enforcement enquiry during January 2019, Mr Khan discussed the matter with his neighbours, and has been assured that they have no complaint with these extensions. A signed letter to this effect accompanies this planning application.

The following planning approvals for similar sized rear extensions to nearby properties are referred to in support of this planning application.

151429 – 58 Cholmeley Road
12/01340/FUL – 62 Cholmeley Road

Both of these approved planning applications allowed single storey rear extensions of a similar scale, and have no less of an impact upon the neighbouring properties than the rear extension to the application site. Both of these examples have been assessed favourably against the applicable policies DM4, DM9 & CS7 in reaching the decision.

Other nearby examples include 105, 111, & 115 Cholmeley Road, assumed to be either historic or unauthorised in the absence of any planning records.

Nicholas J Bundy (Agent)