

Planning Statement relating to the application for retrospective consent for the rear single storey extension to 30 Stanhope Road Reading.

The recent application for retrospective consent was refused as the height of the roof has been raised from 2600mm to 3000mm Ref 180522.

A prior approval application was made ref 170874/HPA for a single storey flat roof rear extension under 4000mm high however the plans showed the roof a maximum of 2600mm high.

The extension has been built, but the height to roof level is 3000mm.

As the extension has been built at variance to the prior approval application & second application is not possible as the conditions state that the works cannot commence until the applicant is notified.

The Council consider the 6000mm extension is of excessive bulk & would have a significant detrimental impact to the residential amenity of the neighboring dwelling at 32 Stanhope Road.

No objections have been received from the occupier of 32 Stanhope Road.

Under the GDO 2015, it allows a rear single storey extension to be built as long as it is no deeper than 6000mm & no higher than 4000mm excluding any parapet walls. (Relating to a semi detached house)

Therefore, we are arguing over the additional 400mm in height even although a parapet wall could be constructed above the 2600mm height limit of the roof as this is ignored.

We have reviewed the scheme again & undertaken a shadow survey in the winter & summer months which is enclosed with this new Householder application for consideration.

We are also suggesting that the flank wall overlooking 32 Stanhope road is rendered & painted white.

The Council will note there is virtually no difference in the shading between the scheme with a 2600mm high extension against the 3000mm high extension built.

The council should also note that as the extension is north of the garden of 32 Stanhope Road there is virtually no shading in any event.

Having regards to the above we suggest there is little benefit to the occupiers of 32 Stanhope Road in reducing the height of the extension to 2600mm especially when a parapet could be built to 3000mm which is ignored within the calculations.

I hope the Council would agree & can now approve this application rather than the extension having to be reduced in height which would have an insignificant benefit.

