



53 Honey End Lane, Reading, RG30 4EL

**Proposed part two part single storey rear extensions and alterations to
elevations**

Planning Statement

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1. Introduction

1.1. Preface

This design statement has been prepared in support of a householder application for the proposed part two part single storey rear extensions and alterations to elevations at 53 Honey End Lane in Reading.

The following statement covers the subject and information required for submission as set National Planning Policy Framework (2019) and Reading Borough Council Core Strategy. This document will outline the application site history and the design strategy for the proposed development. It should be read in conjunction with the submitted drawings.

1.2. Site Location



1. Aerial photograph





2. Bird's eye photograph (front)



3. Bird's eye photograph (rear)

1.3. Site Description

The application site is located on the western side of Honey End Lane, adjacently to a public school to the south and 1.5 storey detached bungalow to the north. The application site is about 200.0m to the south from the local Tilehurst Retail Centre. The application site is located within a group of numerous, strongly diverse in terms of their type, scale and design buildings. In itself the application dwelling at no. 53 Honey End Lane appears more distinctive and outstanding in comparison with its neighbours, particularly due to its exceptional architectural features and fenestration details and prominent positioning.



The site is occupied by a two storey building, which is currently used as a single dwellinghouse – Class C3. The host building comprises considerable outside amenity space to the back with fairly significant landscaping and some mature trees, in total around 450.0m². The entire area of the application property is circa 900.0m², where the host dwelling includes approximately 110.0m² footprint. The property benefits from off-street parking to the front sufficient for at least 6x vehicles and in the attached single garage. Given its location and generous separation gaps on the first floor level, the front and side elevations are mostly exposed within the streetscene, therefore the main dwelling is considered relatively prominent in the surrounding area.

1.4. Planning history and the current appearance

Currently the application property includes the host dwelling, several minor extensions, including attached single garage to the side and large, massive but also quite out of keeping conservatory. Below photographs included in this paragraph present appearance of the dwelling as it stands, in March 2019. The planning history includes changes with regards the type of use of the host building, where it has been temporarily used as a psychiatric clinic between 2001 – 2012, however most of the time it served as a residential unit.







1.5. Surrounding Area Description

The majority of the Honey End Lane streetscene is characterised by a relatively mixed type of development, with no signs of repeatable pattern in terms of design, roofscape or scale.



4. Mason Street streetscene



Within the closest proximity from the application property, there are spacious gaps between buildings, which are diverse in terms of their:

- use (residential, public school);
- type (detached; semi-detached; block of flats);
- fenestration and architectural details;
- roof forms (hipped, pitched, front dormers);
- scale/footprint/volume;
- soft landscaping;
- distance from the highway;
- boundary treatment and driveways.

The presentation of adjacent residential properties design within the Honey End Lane streetscene, has been presented on the above diagram.

2. Planning Policy

2.1. NPPF

Achieving Sustainable Development

Paragraph 7 of the NPPF (July 2018) emphasises that *“The purpose of the planning system is to contribute to the achievement of sustainable development”* and expands that in the paragraph 8, that it *“has three overarching objectives, which are interdependent and need to be pursued in mutually supportive:*

- *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being;*
- *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity,*



using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.

Furthermore, a decision-making in favour of sustainable development is strengthened and its significant weight is confirmed in paragraph 38, which states that *“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible”.*

Housing Quality and Design

Paragraph 124 of the NPPF states that the *“creation of high quality buildings and places is fundamental to what the planning and development process should achieve”* and that *“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.*

Furthermore, NPPF paragraph 126 emphasizes an important role of the design codes and guides, which should *“provide a framework for creating distinctive places, with a consistent and high quality standard of design”* and that *“their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified”.*

Paragraph 127 of the NPPF comprises a list, in terms of what decisions should ensure with regards to proposed developments, inter alia:

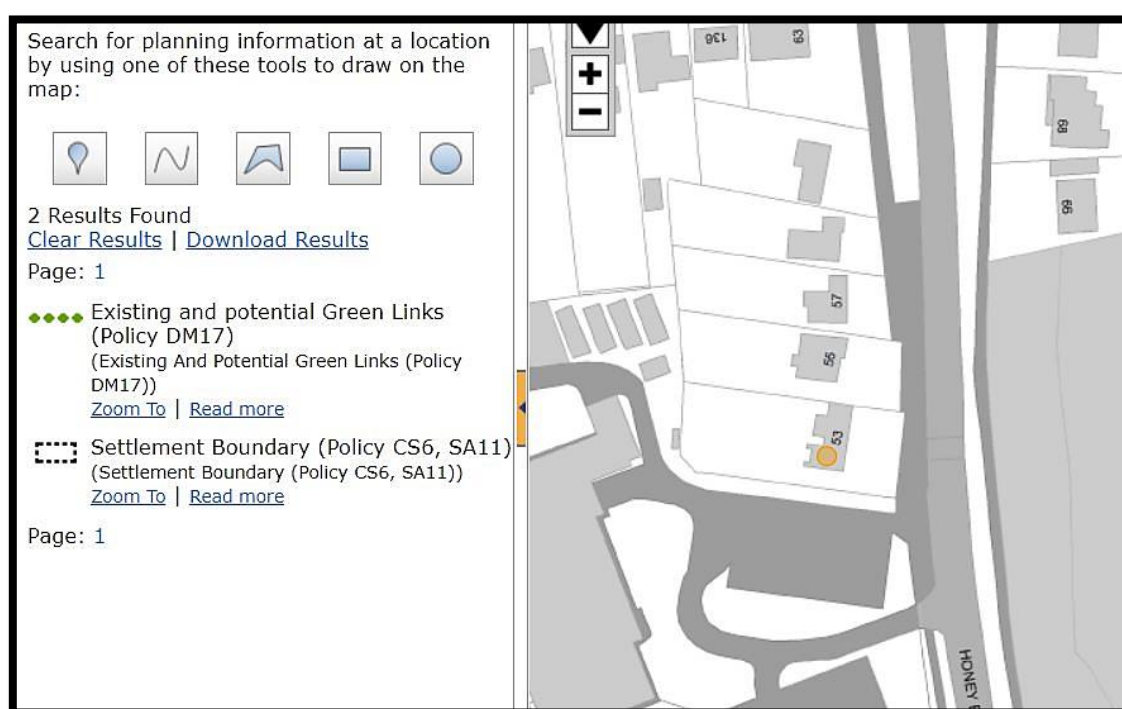
- *“function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*



- *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.*

Delivering a decent level of design quality is comprised in paragraph 130 - *“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents”.*

2.2.Core Strategy



5. Local Plan Policies Map

Residential redevelopment location

The application property is located within the settlement limits of Reading, therefore it stands in accordance with Core Strategy Policy CS6 ‘Settlement Boundary’, which states that *“No development will be permitted outside the settlement boundary as defined on the Proposals Map”*. Also, by virtue of its typically residential character, Core Strategy includes a clear assumption in favour of such



redevelopment from single dwelling use, as described in this statement. Paragraph 3.26 states that *“In addition to the major development areas outlined above, development will continue to occur on previously developed land throughout the urban area in accordance with national government policy. Residual areas will be considered for allocation for redevelopment for mixed use or residential purposes”*.

Residential Extensions

The Sites and Detailed Policies Document Policy DM9 is strictly about ‘House Extensions and Ancillary Accommodation’. It is confirmed in para 5.5.1 that such residential extensions *“It is clear that the ability to extend a house can be of great importance. Such extensions ensure that houses are able to cope with changing family circumstances, and makes sure Reading’s housing stock is flexible”*. The Policy emphasises importance of the good quality of design, appropriate positioning in relation to the host building and the surroundings. It confirms that *“extension to a house will be acceptable where it:*

- *Respects the character of the house in terms of scale, location, materials and design;*
- *Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line;*
- *Does not present a large blank façade to public areas.”*

Design Quality

Policy CS7 states that *“All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form, including:*

- *Layout: urban structure and urban grain;*
- *Landscape;*
- *Density and mix;*
- *Scale: height and massing; and*
- *Architectural detail and materials”*.

In addition, CS7 continues and encourages to ensure that proposed developments will *“positively to their local context and create or reinforce local character”* and *“are visually attractive as a result of good high quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping”*.



3. Appraisal

3.1. General concept

The overall aim of the proposal is to make efficient use of the existing site and its assets, by removal of the existing conservatory, erection of extensions to the existing dwellinghouse and improvement with regard to the external elevations appearance through the above application. The application property is characterized with a location within Reading settlement boundaries, on Honey End Lane, characterised by buildings mixed in terms of the design or scale, however where such residential extensions are acceptable in principle. The proposal includes an extension to the rear, which would contain part single part two storey enlargement with rearrangement and improvement of the external elevations of the host dwelling.

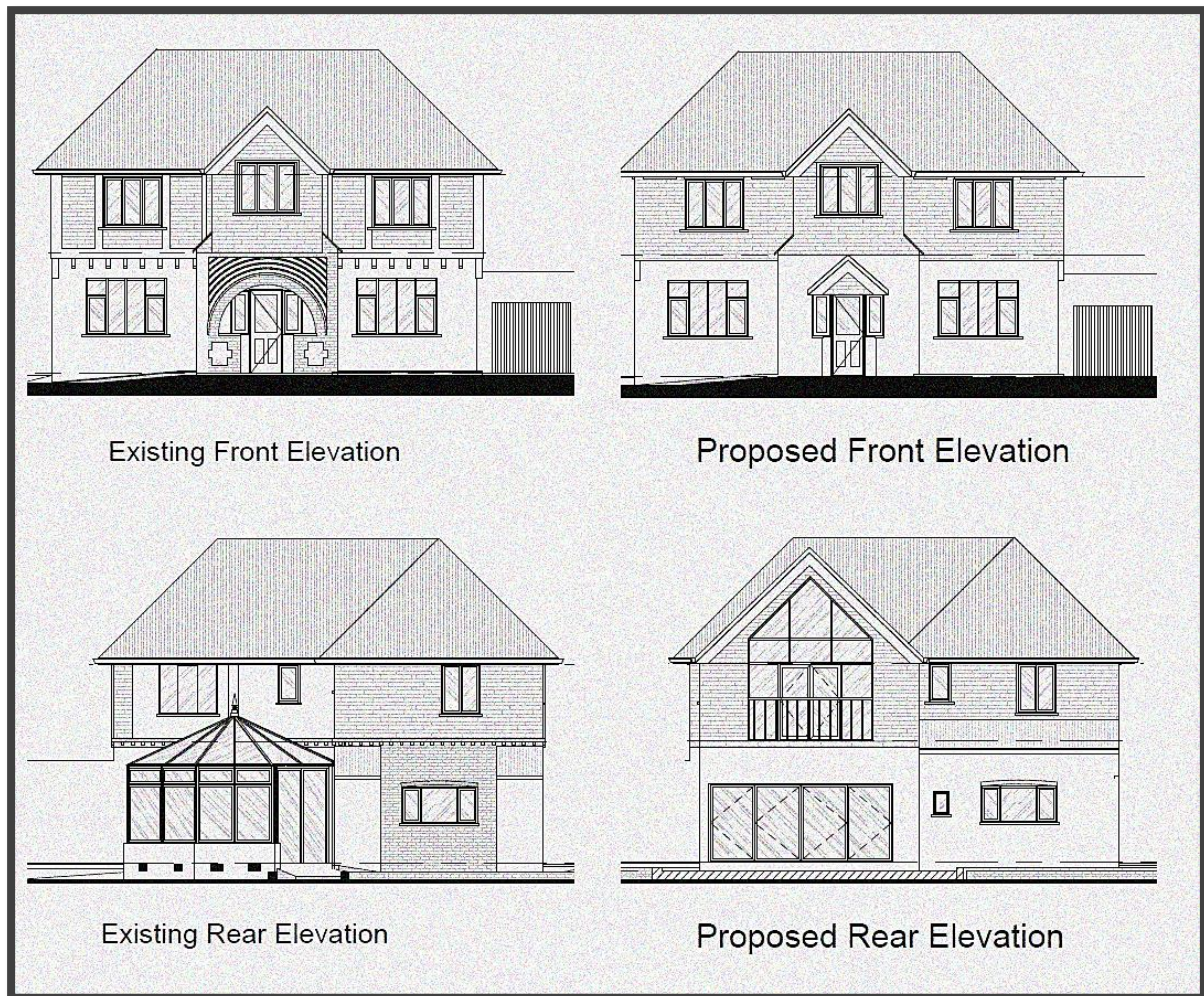
3.2. Impact on the Character of the Area

The proposed development would include external extensions only to the rear of the dwelling, where its appearance and layout would be significantly improved as well. Furthermore, the application property, after numerous years of not being refreshed, in the current poor condition, would be significantly upgraded to a high-quality and more contemporary design and standard of living. The proposal includes some additional fenestration elements installed within the existing building, in order to provide a more appropriate and residential character and improve quality of living of both, the future occupiers and neighbours of the application site. The proposal includes installation of sympathetic windows and doors on the ground floor and modern Juliet balcony with glazed gable on the first floor, which would be considered sympathetic and appropriate for the prominent situation of the host property. The proposed development also contains additional single storey element which would enlarge the existing kitchen, replace two alien single storey elements and provide typical white rendered elevation, in order to provide perfectly sympathetic and in keeping design, fully suitable for this outstanding property. More contemporary enclosed porch, white render across the entire ground floor level in combination with the horizontal timber cladding, would be considered in keeping with the existing fenestration arrangement and the overall character of the main property.

The most prominent part of the proposed development would be two storey rear element, which would effectively be perfectly fitted within the host dwelling and would only marginally increase the maximum projection to the back. The proposed gable roof is about 0.3m below the existing dwelling's ridge level, which would therefore appear subservient and of a reasonable scale in relation to the main house. The proposed roof form, despite of a more modern appearance would be of an identical angle as the main roofslope. with matching rooftiles, perfectly blended into the property no. 53. The



extended and adjusted roof of the host dwelling would be considered more in keeping, therefore in connection with the contemporary design, it would appear well-balanced and more sympathetic upon the overall character of the established streetscene as well. The proposed alterations would be considered to successfully blend in within the predominately residential character of the surrounding area. Below elevation drawings present the proposed amendments in comparison to the current form, with some additional, attractive and positive architectural details.

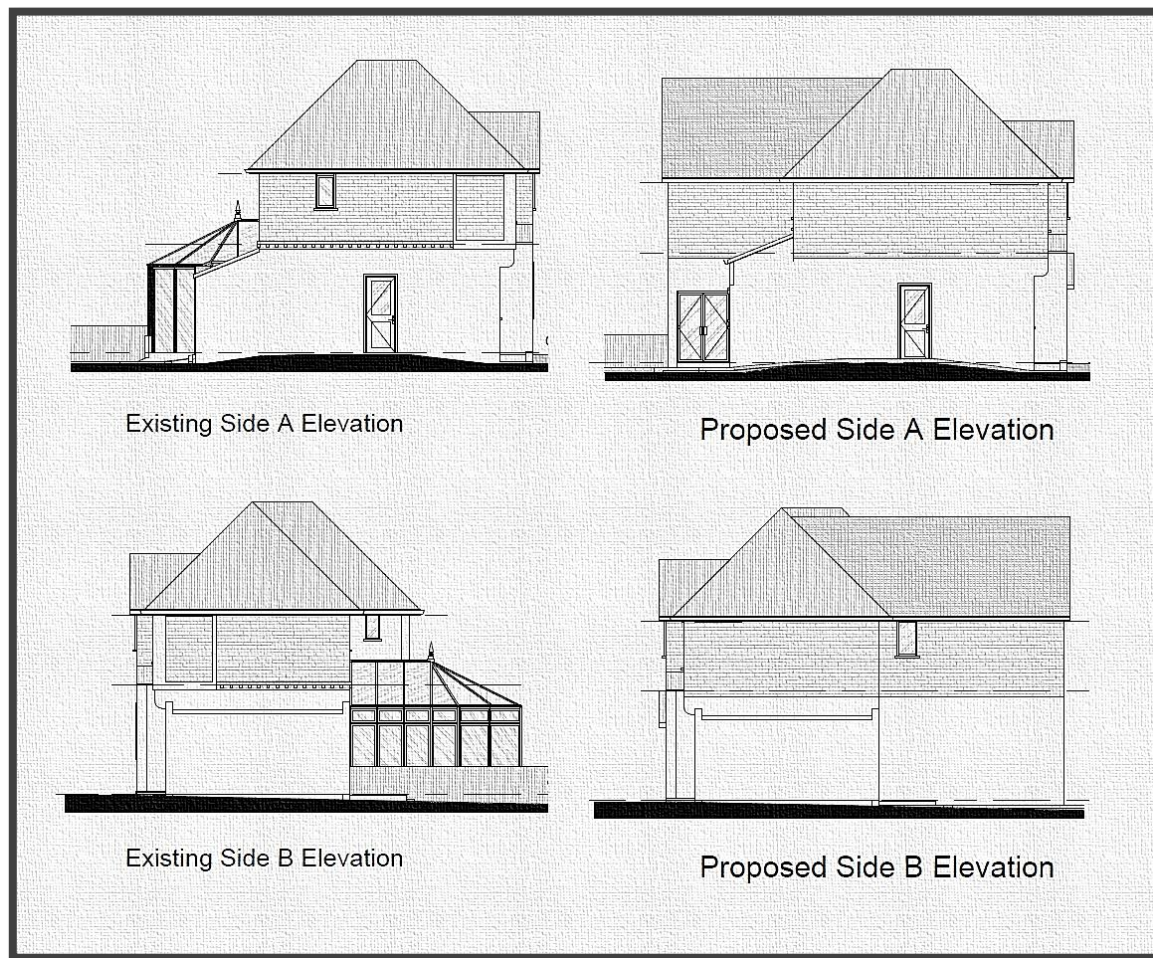


6. Existing and proposed front and rear elevations

The combination of the proposed extensions is presented on the pictures 6 and 7 and it represents numerous enhanced aspects, which makes this proposal more appropriate in such prominent and exposed positioning, due to inter alia:

- Consistency in design, with cohesive and well-balanced roof form;
- Provision of modern and attractive elevations;
- Reasonable, appropriate scale;
- Retention of the existing rich landscaping.





7. Existing and proposed side elevations

3.3. Impact upon neighbours

Loss of Light and Overbearing

Due to the proposed dwelling's situation, overall scale and form of the proposed development and sufficient separation distances from the neighbouring properties, no adverse changes to current overbearing and overshadowing arrangement would be considered to arise.

Overlooking

Due to the proposed dwelling's situation and sufficient separation distances from the neighbouring properties, no adverse changes to current overlooking arrangement would be considered to arise. The proposed Juliet balcony would not include any external platform, therefore no unacceptable loss of privacy would occur.



3.4. Highways Impact

No. 53 benefits from an off-street parking in the front driveway for at least 6x vehicles plus a single garage – this arrangement would be retained within the proposed scheme. Additionally, the proposal includes lockable bike storage.

3.5. Private Amenity Space

It is acknowledged that the application property comprises a considerable outdoor amenity space of around 20.0m wide and 25.0m deep of a roughly rectangular shape. It is considered that the proposal would stand in compliance with the 'Design Guide to House Extensions', which states that any unacceptable major reduction of sunlight or daylight to the rear amenity space should be avoided. Notwithstanding the above, the application site is located within close proximity of the Prospect Park (opposite side of the road) and numerous green public spaces accessible within walking distance. Particularly Prospect Park is the largest recreational area of Reading, of a high quality, spacious and offering extensive activities various sports, playgrounds, or green open grass areas.



8. Private Amenity Space

9. Conclusion

By virtue of the scale and nature of the proposed development, it is considered that it would comply with the relevant parts of NPPF, Reading BC Core Strategy, Sites and Detailed Policies Document and with Residential Conversions SPD, therefore we kindly appeal, to approve the submitted application.



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