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Planning Statement:

Demolition of Existing Garage and Construction of a
Single Storey Side Extension

At

42 Southdown Road

Emmer Green

Reading

RG4 8RN

Introduction:

1. This planning statement is written on behalf of the applicant in support of a householder planning application.
2. The purpose of this statement is to demonstrate to the council and the wider community the design principles that have influenced the proposed development and establish how the proposed development complies with relevant planning policy.

Site and Character:

3. The application site is a semi-detached dwelling which is located on Southdown Road, Emmer Green. The application site is set along a linear sequence of detached and semi-detached houses of a similar scale and appearance.



Policy Considerations:

4. To ensure that the proposed application complies with relevant planning policy, review of the 'Reading House Extensions Supplementary Planning Guidance' has been undertaken throughout the design phase.
5. In general terms, the applicable planning guidance seeks to promote development that is sensitive to neighbour amenities, is appropriate in terms of scale and design and protects and enhances the appearance of the existing dwelling and street scene more widely.

Design Concept:

6. The purpose of the proposed application is to provide a home theatre room for the applicant along with the provision of a utility room / WC.
7. The proposed increase in floor area amounts to 24 sqm. The existing dwelling currently has a gross floor area of 74 sqm, thus the additional floor space represents a 32 % increase in floor area.
8. The proposed scale and appearance of the proposed side extension has been designed to complement the existing dwelling in terms of perceived scale and massing whilst also maintaining the amenity of neighbouring dwellings in terms of loss of light.
9. The existing pitched roof form has also been utilised on the front elevation of the proposed side extension to ensure that the character of the dwelling is maintained. The rear the extension will feature a flat roof to minimise the bulk and scale of the proposal.
10. With regards to material finishes, a painted brick finish is proposed along with white upvc frames and doors. Plain tiles will also be used for the roof covering to ensure that the proposed extension fully assimilates with the character of the existing dwelling.

Amenity Space

11. The application site benefits from a large rear garden. It is not considered that this proposal will have any negative impacts on the amenity of current or future occupants.

Parking:

12. The application will culminate in the loss of one garage car parking space. However, 2 car parking spaces can be provided on the existing hard standing, thus maintaining a sufficient level of parking on the site.

Application Submission:

13. It is considered that this planning statement helps to provide an insight into the considerations that have informed the design process and how the proposal represents a suitable form of development that will have a positive impact on the locality.
14. In conclusion, it is hoped that members of the council and the local community look favourably upon this application.