



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

33 BOURNE AVENUE

READING

RG2 0DU

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
Date	09/07/2018

1. Introduction

1.1 iPlans has been instructed by Jenny Elliott to submit a householder planning application for a single storey rear extension and removal of a chimney stack.

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

2. Site Location & Description

2.1 The property located at 33 Bourne Avenue, Reading, RG2 0DU is a detached property with an existing rear conservatory and addition.

2.2 The property is situated on gradient land.

2.3 Photographs below show the front and rear elevations of the property.



2.4 As you can see from the above photographs, the external appearance of the property is a mix of brick and pebbledash. The fenestrations are uPVC.

3. The Proposal

3.1 This householder planning application is for the erection of a single storey rear extension and removal of a chimney stack.

3.2 To make way for the extension, the existing conservatory and small addition to the side of it, will be demolished. There is an existing single storey projection from the rear building line of the dwelling house in which the conservatory is attached to. The depth will be taken from this point (see layout plans). The proposed extension will measure 4360.41mm deep (measured from the point mentioned above) and 6468.11mm wide. The combined depth of the existing and proposed will measure 5414.33mm deep. The eaves height will measure 2552.28mm and the ridge will measure 4258.44mm. There will be a 3-panel bi-folding door on the side elevation and 2x windows on the rear elevation. The roof will be hipped with 5x rooflights in total. There will be 2x rooflights on each of the side planes and one rooflight on the rear roof plane. The proposal includes the removal of the shorter chimney stack to the rear elevation. The structure will be brick to match with the lower half of the dwelling house.

3.3 Currently there is no landscaping proposed as part of the scheme but a good size garden remains at the front and rear.

3.4 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Bourne Avenue without affecting the traffic flow.

3.5 Waste from the site will be removed by skips with the appropriate street licences.

3.6 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 Core Strategy, Sites and Detailed Policies Document and Supplementary Planning Guidance and Document have been consulted as part of this planning application.

4.2 Policy CS7 of the Core Strategy is with regards to the design and the public realm. It states that all development must be of a high design quality that maintains and enhances the character and appearance of the area in terms of layout, scale, height and massing, architectural detail and materials.

4.3 Policy DM4 of the Site and Detailed Policies Document states that development should not cause significant detrimental impact to the living environment of existing or new residential properties in terms of privacy and overlooking, access to sunlight and daylight, visual dominance and overbearing effects of a development, noise and disturbance, artificial lighting and vibration.

4.4 Policy DM9 of the Site and Detailed Policies Document states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, material and design. It should respect the character and pattern of neighbouring properties.

4.5 Policy DM10 of the Site and Detailed Policies Document states that houses should be provided with private outdoor space.

4.6 The Design Guide to House Extension Supplementary Planning Guidance states that extensions should leave sufficient garden space for general use and penetration of light and sunlight. In terms of rear extensions for semi-detached and detached properties, the council states that they will not normally grant planning permission for rear extensions that are longer than 4m when measured from the back of the original house. There is an exception where longer extensions is acceptable provided that the garden is capable of taking extension of such depth.

5. Conclusion

5.1 The proposal is for the erection of a single storey rear extension and removal of a chimney stack.

5.2 The property is sited on gradient land. The neighbouring property (31 Bourne Avenue) is situated on higher ground and they have structures located along this boundary. In addition, the property to the rear of the garden, located on Clent Road, is also situated on higher grounds. The proposed rear extension is of a depth greater than the recommended guideline however this property is capable of taking on such an extension without greatly impacting the surrounding properties. The ridge height is also high however due to the site being located on lower land, the proposed measurements would not greatly their amenity level in terms of obstructing light or causing loss of privacy. The guideline states that there is an exception to the above guideline and this application would fall under that scenario.

5.3 The corner properties on Shenstone Road are situated on lower land than the client property however it is their gardens that abuts the side boundary. The proposed rear extension is situated away from this side boundary and as such it would not impact greatly on their amenity levels.

5.4 The extensions will be brick and the fenestrations will match those found on the building. The roof shape will match that of the dwelling house roof.

5.5 The proposal is consistent with policies and guidance notes outlined in Chapter 4 unless where stated above.

5.6 I therefore would hope you consider this application for approval.