

Planning Statement

In support of an application for a new building in the garden
for ancillary use as an annex to
69 Westwood Road, Reading



Pic. 1-69 Westwood Road, a corner plot- here viewed from the garden to the side



Pic.2- 69 Westwood Road, a corner plot- here viewed from the Westwood Road entrance

Introduction

Our clients wish to build a 40 sq.m, single storey, flat, sedum-roofed annex to the main house. The use of the new building will be as a dwelling for Mrs O'Briens elderly mother. The building will be fabricated using SIPs panels, a modern construction method, saving time and materials and reducing the impact on the environment when compared with traditional masonry construction. The annex will be a one-bedroom dwelling with a separate bathroom, entrance hall, open plan kitchen, dining, living room and access to the garden of no 69 Westwood road via aluminium, bi-folding doors. A separate front entrance is proposed to the annex, adjacent to the already-existing side access to the property on Beverley Road, so that the occupier can come and go autonomously, retaining her independence as far as possible whilst maintaining physical closeness and care from her family in the main dwelling.

Existing House and Plot.

69 Westwood road is a detached, rendered, pitched roof, 4-bed property situated on a generously-sized, corner plot on the junction of Westwood Road and Beverley road in Tilehurst, Reading. Also on the site are a recently built (2013), detached, block and render, double-garage, accessed from the Westwood Road entrance and a timber frame detached garage at the Beverly Road entrance. The property enjoys a large garden to the rear and side with a spacious driveway accessed directly off Westwood Road and parking room for 3/4 cars. The other driveway accessed directly from Beverley Road has hardstanding space for 1 car.

Design and impact

In terms of design, the proposed dwelling will be of high quality in terms of the timber cladding and aluminium doors and windows. Although the proposal extends further forward than the property line in Beverly Road, the proposal is lower in height than the 2 detached garages. The previous pre-app submission had a pitched roof of 3.7m to the ridge and 2.7m to the eaves, this has been replaced with a flat, sedum roof with a max. height of 3.1m.

In terms of footprint, the proposal submitted for pre-app advice was considered a little too large by the planning officer so we have also reduced the footprint from 52 sq.m to 40 sq.m.

The location of the proposals submitted previously for pre-app advice was considered a little close to the existing double garage so we have also moved the proposed building further from the garage. As acknowledged in the pre-app advice, the site is surrounded by high hedging and the proposed dwelling will be screened by this hedge from the road with adequate amenity remaining.

Use of the proposed building

It was considered in the pre-app advice that the proposal may have the potential to be used as a separate dwelling due to having its own access from Beverly Road and potentially a garden area of its own, however, a legal agreement with the LA would ensure the use of the building is restricted to ancillary to the main building.

Impact on neighbouring properties

Policy DM4: safeguarding Amenity of sites and detailed policies Document states that development will only be acceptable where it will not cause a significant detrimental impact to the living environment of neighbouring residents in terms of privacy and overlooking, access to sunlight and daylight and visual dominance and overbearing effects of a development. The pre-app advice considered the proposed building would be a sufficient distance away from the closest property at 3 Beverley Road and although visible from no 3 would not be considered harmful in terms of loss of light, loss of privacy or overbearing effects.

To summarise, in response to the pre-app advice given by Claire Ringwood on 1st June 2018 (ref: 180719) we have submitted this planning application with reduced footprint, lowered/ altered roof repositioned the annex away from the double garage.



Pic. 69 Westwood Road, a corner plot- here viewed with Beverley road also visible.



Pic. 69 Westwood Road, a corner plot- here viewed from the rear garden.



Pic. 69 Westwood Road, a corner plot- here is a view of the side access and detached timber garage from Beverley Road.