

Supporting Application Statement
NOTIFICATION FOR PRIOR APPROVAL FOR PROPOSED LARGER HOME EXTENSION
(REAR EXTENSION)
AT 53 CULVER ROAD, READING RG6 1QA

Client: Mr. A. Waheed
Date: April 2018
Job no: 066_PA_v1



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1.00 INTRODUCTION

1.01 AIMS OF THE STATEMENT

This Supporting Statement accompanies a Notification for Prior Approval for Proposed Larger Home Extension application by the applicant for 53 Culver Road.

The description of development is as follows:

'Proposed ground floor extension from original rear elevation of property'

The aims of this Supporting Statement are to show that the proposed development has been informed by an awareness of the site's context, principles highlighted by Reading Borough Council and Local Government.

The statement will explain the proposals, identify the factors which have influenced this application and highlight the principles that were incorporated in the detailed design of the proposed works.

This statement is in accordance with CABE's guidance 'Design and Access Statements – How to Write, Read and Use them', the Reading Borough Council 'Local Development Framework Core Strategy' (Adopted 2008), 'Sites and Detailed Policies Document' (Oct 2012), Reading Borough Local Plan (1998), and the criteria highlighted within National Planning Policy Framework especially regarding 'good design' (2012).

1.02 PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant planning policies in the

National Planning Policy Framework (NPPF) – among them the 'presumption in favour of sustainable development'. Within the Reading Borough Council 'Local Development Framework Core Strategy' (Adopted 2008), the main Planning Policies relevant to the development are:

LDF Core Strategy (Adopted 2008)

- CS1 Sustainable Construction and Design
- CS7 Design & the Public Realm
- CS18 Residential Conversions

Sites and Detailed Policies Document (Oct 2012)

- DM4 Safeguarding Amenity
- DM8 Residential Conversions
- DM9 House Extensions and Ancillary Accommodation
- DM10 Private and Communal Outdoor Space

Supplementary Planning Guidance/Documents

- Revised Sustainable Design and Construction SPD (July 2011)
- Residential Conversions Supplementary Planning Document (2013) Supplementary Planning Guidance 'A Design Guide to House Extensions' (2003)

2.00 SITE ASSESSMENT

2.01 LOCATION AND MOVEMENT NETWORKS

The application site is part of a pair of semi-detached properties located on Culver Road, Reading.

Culver Road links with Wokingham Road (A329) to the east the main arterial road into Reading Town Centre from the Eastern suburbs. To the west is Culver Mews forming a cul-de-sac, with a junction to College Road.

The site is located at 53 Culver Road which is a three bedroom semi-detached dwelling. The surrounding area comprises of predominantly residential semi-detached dwellings. No. 51 adjacent to the application site is a designated as a HMO (Class C4 use).

2.02 SITE AND PLANNING HISTORY

The history of the site indicates that there is no planning history for the site. However, the dwelling has had a loft conversion in the past but this was within the existing roof space.

The area has a quiet residential atmosphere, but the peripheral roads, particularly Wokingham Road to the east (a main route), are busy through routes. Parking is controlled by residents parking permits with some properties benefiting from off road parking.

No. 53 is located to the western end of Culver Road which forms cul-de-sac terminating to a recent development; Culver Mews. No. 53 is the adjacent dwelling to No. 51 which is a designated as Class C4 use

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Location Plan

3.00 Involvement and Evaluation

3.01 INVOLVEMENT

Given the location of the application site, within a residential area, pre-application advice has been sought from Reading Borough Council. Alison Amoah has directed that Prior Approval proposals make reference to the Core Strategy Policies, Sites & Detailed Policies and SPD's as noted on page 3 of this document.

The applicant's wish to carry out the proposals is to allow them to create a 6m single storey extension, whilst sensitively altering the external appearance to be complementary to its surroundings, and in turn the character of Culver Road and the wider area. The applicant's investment in the proposals will relate to usefulness of the proposal therefore, any amendments will require further consideration in terms of value and viability.



Existing rear elevation with No. 51

3.02 EVALUATION

The proposal involves a Prior Approval application for a single storey rear extension extending 6m from the original elevation of the dwelling. The proposal will endeavour to minimise any impact on the surrounding area by keeping the proposal as low as possible, and sensitively using design cues from the host dwelling. It is proposed to make a sensitively designed addition to the building that will be sub-serviant to the host dwelling. This will assist to retain and enhance the character of the local area whilst allowing for practicalities of the proposal.



Existing frontage

4.00 DESIGN

4.01 PRINCIPLES OF DEVELOPMENT

Reading Borough Local Development Framework Core Strategy 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. Reading Borough Local Plan (1998).

In considering the design of the single storey extension due regard has been given to the surroundings and local character. The existing outbuilding is an original feature of the dwelling and constitutes the rear elevation. The proposed extension will retain the form of the roof of the host dwelling making a visual design cue. Openings have been limited along the elevations making use of skylights to illuminate the internal space.

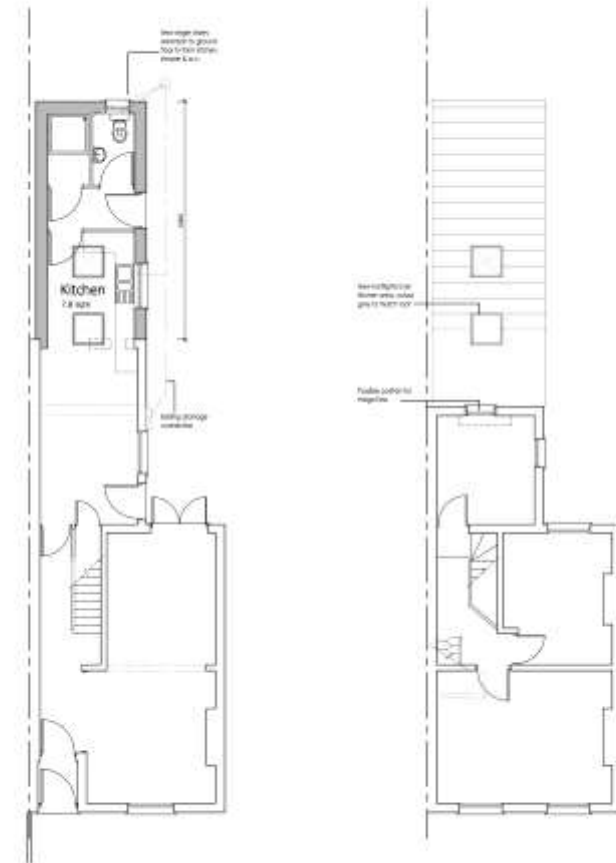
As part of the proposal a lobbied access to the garden area has been formed.

The overall form of the extension will sit comfortably within the generous garden area, leaving an ample amenity space.

It is also proposed to introduce French doors from the kitchen, which will utilise an existing window opening, thus retaining the existing architectural detailing.

In order to reflect a good design in keeping within the existing residential area it was considered that a simple single storey extension with a pitch roof would complement and integrate well with the existing dwellings and would be sensitive to the existing surroundings. The existing streetscene is complemented by the proposals which make a positive contribution to the character of the area. The massing is appropriate in terms of height, design and appearance. The proposals will complement the existing dwelling in terms of form, scale and materials.

The design components are discussed in more detail in the following sections.



Proposed ground & first floor

4.02 ACCESS AND LAYOUT

The proposal is to create a single storey rear extension to the residential unit allowing an improved flow of access, as well as a lobbied access to the external garden area.

The site has the benefit of good public transport links to the town centre and railway stations by the use of the frequent bus service along the Wokingham Road. Most local facilities, including schools, shops, library, places of worship and recreation ground are accessible by foot and the majority are no longer than a ten minute walk or less.

4.03 SCALE

The introduction of a rear extension will add to the building proportions and accentuate it's setting.

The integration of the existing outbuilding within the extension will bring the proposal together and integrate, with no effect to the streetscene.

The proposed roof pitch is to follow the existing dwelling and therefore helping to create an enhanced integration of the proposal with the host dwelling.



Proposed Elevations

4.04 LANDSCAPING AND OPEN SPACE

The existing paved front garden is to be retained to the frontage forming the current access. It is proposed to introduce some low maintenance soft landscaping to the rear of No. 53 Culver Road.

4.05 LAND USE

The existing properties immediately and contextually surrounding the site to the east and west have undergone some form of additions, therefore the proposal is not a new element to the surroundings. It should be noted that some additions in the area have been done so in an unsympathetic way when considering the local character of the area.

4.06 LANDSCAPE AND FLOODING

The existing building at 53 Culver Road occupies its current site curtilage with no historical extensions to the building

The site is not identified by the Environment Agency as somewhere at risk of flooding and as such a Flood Risk Assessment does not accompany this application.

5.00 CONCLUSION

The physical extent of the development proposed within this residential location has been appropriately designed ensuring the visual impact upon the character, appearance and visual amenity of the locality has been preserved.

It is the applicant's desire to create a high quality enhancement to the site, the scheme has been designed to the highest standards thus ensuring a quality and sensitive development overall within keeping of its surroundings.

The proposed extensions will not give rise to any adverse impacts upon the residential amenities within the mature vegetation currently enjoyed by existing residents within the proximity of the site.

The development will not prejudice highway safety conditions along Culver Road or at the junctions immediately adjacent to the property.

Given the proposals lack of encroachment and visibility beyond the immediate vicinity of the site, it is not considered that there would be any harmful visual impact on the residential environment, and therefore considered to be acceptable and in accordance with policy CS7.

The development therefore complies with national planning guidance and strategic and local planning policies. On the basis of the evidence and justification set out in this Supporting Statement with the application, it is respectfully requested that this Change of Use Application be approved and recommended for planning permission.