



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

300 THE MEADWAY

READING

RG30 4PB

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	03/12/2018

1. Introduction

1.1 iPlans has been instructed by Bhroma Patel to submit a householder planning application for a single storey front extension, single storey side extension and alterations to the existing conservatory to include new roof.

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

2. Site Location & Description

2.1 The property located at 300 The Meadway, Reading, RG30 4PB is a semi-detached corner property with an existing rear extension.

2.2 Photographs below show the front, side and rear elevations of the property.



2.3 As you can see from the above photographs, the external appearance of the property is brick and the fenestrations are uPVC.

2.4 Planning history for this property includes the following applications:

2.4.1 182025 – loft conversion with provision of rear box dormer and 3 rooflights

2.4.2 181086 – single storey front, side and rear extension

3. The Proposal

3.1 This householder planning application is for the erection of a single storey front extension, single storey side extension and the alteration of a new roof to the existing conservatory.

3.2 The first part of the application is the single storey front extension. The property has an existing front canopy. The front extension will measure 999.94mm deep and 2137.57mm wide. The eaves height of the existing canopy measures 2282.05mm and the ridge measures 3153.44mm. The extension will create a cloaks room. There will be a window to the front elevation.

3.3 The second part of the application is the single storey side extension. It will create a utility to the front and a kitchen to the rear. It will measure 3000mm wide and 7044.93mm deep. The property is situated on gradient land. The eaves at the front will measure approximately 2548.48mm and the eaves at the rear will measure approximately 2727.52. The roof will be hipped with 2x rooflights on the side roof plane. There will be a window to the front elevation, a single door and window to the rear elevation and a single door to the side elevation.

3.4 The final part of the application is the alteration of a new roof to the existing conservatory. The existing roof is flat. The proposal is to change it to a hipped roof to match the roof of the proposed side extension. The eaves will measure approximately 2684.01mm and the ridge will measure approximately 3619.52mm. There will be no change to the footprint of the existing structure.

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

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

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

3.8 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. The council will not normally grant permission for front extension that are excessive in size. Front extensions on semi-detached properties that stretches the whole frontage is discouraged. They need to be designed so as to protect the character of neighbouring properties and street scene. Front extension requires particular attention to detail to avoid failing the criteria relating to the protection of character of neighbouring properties and the street generally.

5. Conclusion

5.1 The proposal is for the erection of a single storey front extension, a single storey side extension and the alteration of a new roof to the existing conservatory.

5.2 This application is slightly different in design to the previous application 181086.

5.3 The design of the side extension makes it appear subordinate to the house. It will align with the front and rear building line of the house and not surpass those lines. The size of the land is generous and as such the size and scale of the side extension would not make it appear overbearing. The property is set back from the highway and even though it is a corner property and surpasses the side building line, it would not impinge view of drivers at the junction with Corwen Road.

5.4 The front extension is of a small scale and as such would not significantly impact the appearance of the street scene.

5.5 The extensions will be brick and the fenestrations will match those found on the building.

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

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