

**Planning Application submission to Reading Borough Council for
Proposed Extension to existing dwelling to replace existing lock-up garage
On land between No's 109 & 111 Sherwood Street Reading**

Reasons for new development /surrounding properties

The garage has been independently used for storage by the owner for many years where the building and the plot in its current demise were separated from the ownership of the unit off Oxford Road.

The properties in Sherwood Street are in the main 1930's style terraced houses over two storeys, some with extensions to the rear and with additional accommodation within loft conversions that have wide dormer roofs added to the roof space.

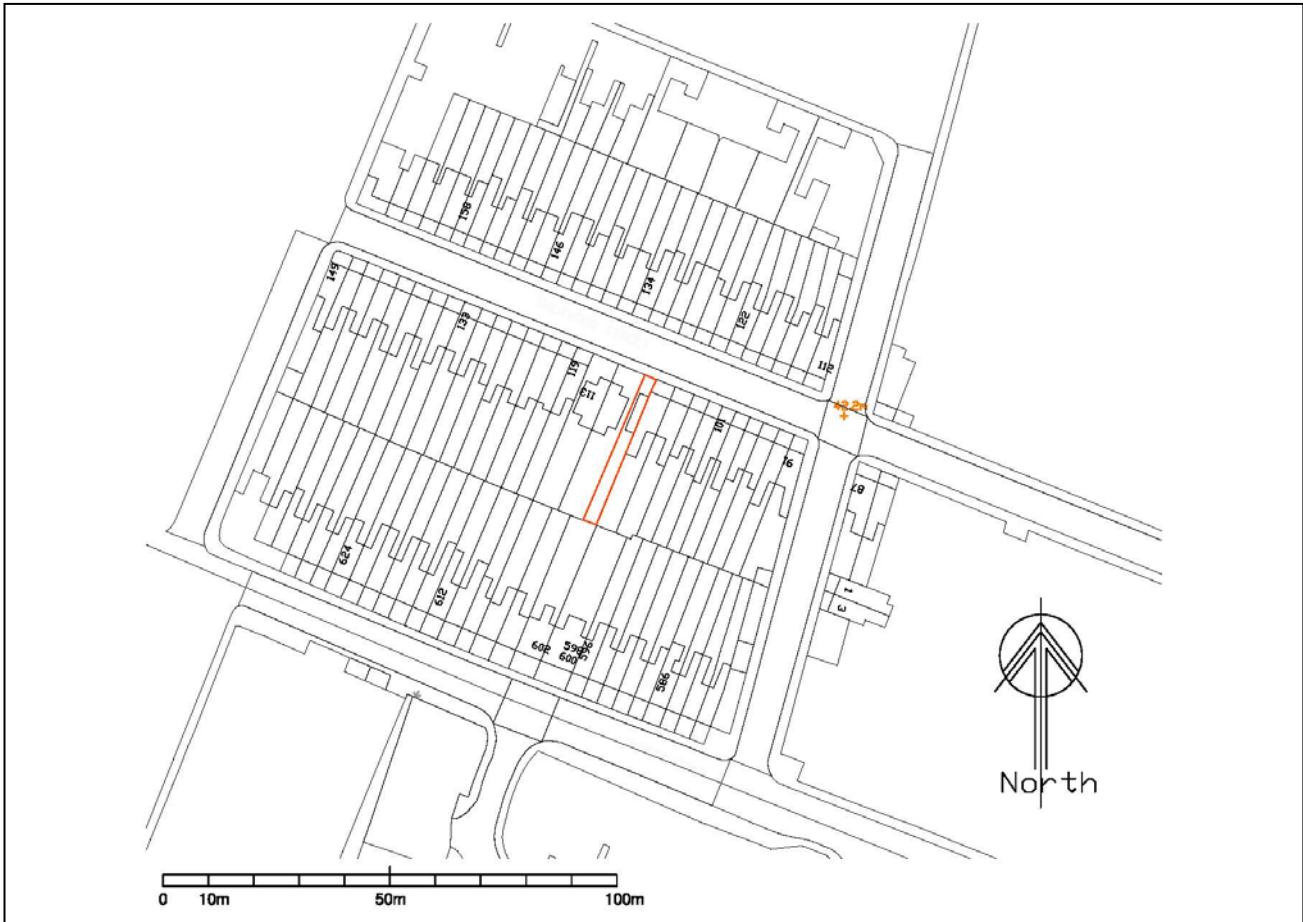
The garage sits between No's 109 and 111 Sherwood Street,

No 109 is located at the end of the run of terraces, with the dwelling is in keeping with the main streetscape, and No 111 is part of a newer pair of semi-detached dwellings, and is set back from the building line of the terraced houses either side of the pair.

The street has stepped roof formations both due to levels and due also to minor differences in plot depths.



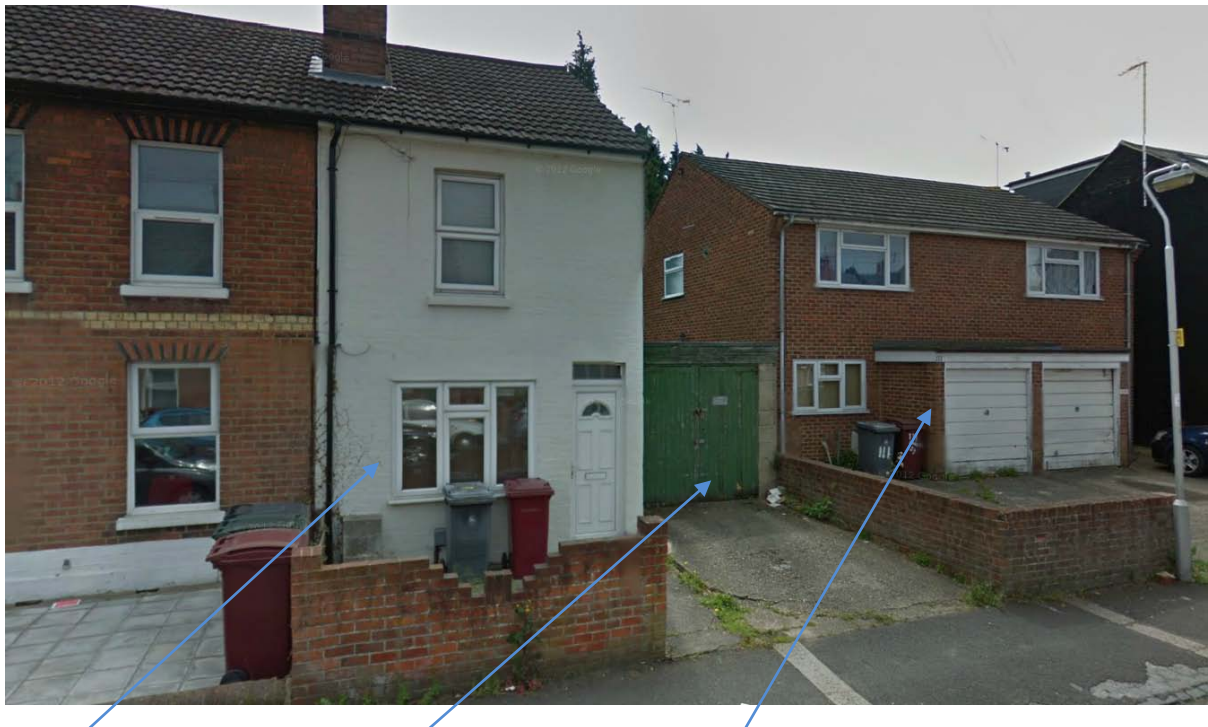
Aerial view of the site and its setting



Location plan



No 109 Garage plot No 111
Street view looking towards No 109 with the garage plot on the middle



No 109 Garage plot No 111
Street view looking towards No 111 with the garage plot on the middle



Relationship with No 111



Relationship with 109 & 111



Rear and side of No 109



View to side of No 111 and View between No's 109/111



Rear garden to garage

Pre-application advice and planning history

The garage is not required and is seen to be redundant, and is out of keeping within the street scene of Sherwood Street.

Pre-application advice was sought from Reading Borough Council in December 2012 and a full application was submitted being informed by the then advice received, and with concerns addressed. Planning reference 130737/FUL

Further feedback was received from the environmental Health department of the council upon submission of the full application, and alternative plans were submitted accordingly.

A comment from the Planning Officer referred to the plot being too narrow to host an independent new dwelling and that the land would be more suitable for use by the property on No 109 to use in extending that property instead. An extract of the comment reads:

"I also have the following additional concerns with the amended plans:

- They do not address the design concerns that I raised in my e-mail of 18th June (below). As previously discussed, it is my opinion that this site (on its own) is not suitable for a new dwelling at all. However, there may be potential to use this land to provide a two-storey side extension to 109 Sherwood Street which would obviously need to be assessed under a separate householder planning application"*

The owners have since purchased No 109 and now control both plots and are happy to combine the land so that No 109 can benefit with an extension increase to improve the accommodation available to the property.

The Proposals

The proposals are therefore to extend No 109 making use of the adjacent plot, to provide additional bedrooms at first floor and improved accommodation with entrance level washing facilities and a study.

It is proposed that a two storey extension that continues the front line of the host dwelling is provided that would then maintain the character of the terrace and that of the building line established by the run of dwellings to which No 109 currently forms an end.

Furthermore, a better internal arrangement would be possible for the front living area than if the extension is set back from the front.

For the same reason, and In order to provide good living spaces, it is intended to make full use of the ground floor from the front building line of No109 to its rear single storey extension, with the first floor again in line with the front and the rear not projecting any further than that of the first floor of No 109.

It is felt that to try and fit in to the style and form of the semi-detached units No's 111 & 113 would not produce a well designed unit, and it is better to leave the pair as a unique block in the centre of the terraced dwellings either side of these plots.