



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

25 GROVE HILL

READING

RG4 8PN

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

CONTENTS

1.	INTRODUCTION	3
2.	SITE DESCRIPTION	4
3.	THE PROPOSAL	5
4.	PLANNING POLICY	6
5.	CONCLUSION	7

Report Prepared by	iPlans
Date	05/11/2018

1. Introduction

1.1 iPlans has been instructed by Leanne Webb to submit a householder planning application for a new porch, increase size of existing dormer and dormer infill, new fenestrations, installation of rooflights, single storey rear extension to include decking and screening.

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

2. Site Location & Description

2.1 The site located at 25 Grove Hill, Reading, RG4 8PN is a detached bungalow with a rear extension. There is a store room set below floor level of the dwelling.

2.2 Grove Hill slopes upward to the North. This property sits higher than 23 Grove Hill but lower than 27 Grove Hill. The property is higher at the front. The garden slopes down towards Hemdean Road.

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 rendered pebbledash and the fenestrations are uPVC.

3. The Proposal

3.1 This householder planning application is for a new porch, increase size of existing dormer and dormer infill, new fenestrations, installation of rooflights, single storey rear extension to include decking and screening.

3.2 The first part of the application is the new porch. It will be located to the left-hand side of the dwelling and will be positioned to the centre. It will measure 1100mm wide, 4736.26mm deep and 2446.39mm high. It will have a flat roof. There will be a door to the front elevation.

3.3 The second part of the application is the increase size of existing dormer and dormer infill. The existing dormers are located on the left roof plane. Each dormer will be made approximately 750mm deeper than existing. The dormer infill will infill the space between the existing dormers. It will be of the same height and depth as the amended dormers.

3.4 The third part of the application is the new fenestrations. There is a double window on the right-side elevation. This will be replaced with a single pane window. The rear gable has a window. This will be replaced with glazing panels which follows the shape of the gable. The front gable has a window. A new larger window will replace it.

3.5 The fourth part of the application is the installation of rooflights. The proposal will install 2x rooflights on the left roof plane and 3x rooflights on the right roof plane.

3.6 The final part of the application is the single storey rear extension to include decking and screening. The extension will replace the existing conservatory. It will measure 4000mm deep, 7436.56mm wide and 3919.30mm high. It will have a flat roof with 2x skylights. There will be a thin rectangular window on the left & right elevation and sliding door on the rear elevation. The proposal includes the installation of decking. The decking will have screening either side of it which will measure 2000mm high and 2000mm deep. There will be steps from the decking leading down to the garden.

3.7 Currently there is no landscaping proposed as part of the scheme but a good size garden remains.

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

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

3.10 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 a new porch, increase size of existing dormer and dormer infill, new fenestrations, installation of rooflights, single storey rear extension to include decking and screening.

5.2 The proposed depth of the extension is of an appropriate size for a detached property. It meets the maximum allowance stated in the guideline. In addition, the length of the garden can accommodate the extension comfortably. Similar works has taken place at 23 and 27 Grove Hill. The screening will provide privacy and reduce any potential overlooking to the neighbouring properties from the decking level. The overlooking impact from the proposed decking will not differ from the current overlooking from the existing conservatory.

5.3 The proposed porch is located on the side elevation. There is no side fenestration to protect privacy levels. It is sited away from the front building line and as such would not impact the character or appearance of the street scene.

5.4 The work to the roof is not considered significant. The dormer will be made deeper by approximately 750mm. The impact to neighbouring properties will be minimal.

5.5 The extension will be rendered to match the appearance of the dwelling house and the dormer infill will be tiled to match the dwelling roof.

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.