



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

**151 KENTWOOD HILL
READING
RG31 6JG**

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	13/02/2018

1. Introduction

1.1 iPlans has been instructed by Vanessa Dunlop to submit a householder planning application for a new roof for the existing orangery and the removal of a door.

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

2. Site Location & Description

2.1 The property located at 151 Kentwood Hill, Reading, RG31 6JG is a detached property.

2.2 Photographs below show the front 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 timber frame.

3. The Proposal

3.1 This householder planning application is for a new roof for the existing orangery and the removal of a door.

3.2 The proposal will not increase the footprint of the existing orangery. The proposal is to replace the existing glass roof with a pyramid hip roof. There will be 4x rooflights, one on each roof plane. The proposal also includes the removal of the existing rear door and the opening bricked up.

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

3.4 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 external materials should be in keeping with the appearance of the original dwelling. Windows or doors should generally be of a style and material to match those in the original house.

5. Conclusion

- 5.1 The proposal is for a new roof for the existing orangery and the removal of a door.
- 5.2 The proposal will not involve changes to the footprint of the existing structure. The proposed new roof is of a design that would complement the dwellinghouse. The materials used would match with the existing materials found on the dwelling.
- 5.3 The proposal is consistent with policies and guidance notes outlined in Chapter 4.
- 5.4 I therefore would hope you consider this application for approval.