

Planning Statement

Proposed side extension to 128 Overdown Road Tilehurst Reading.

Introduction

The existing house is a character property semidetached with rendered walls and plain tiles on the roof, it sits on an elevated site.

In the past it has had the benefit of a flat roofed Kitchen extension.

Proposal

The proposal is to remove the existing side Garage and add to the front of the existing side addition with a Utility and Family room. At first floor the aim is to achieve an additional bedroom and ensuite.

Planning Implications.

The proposal has been designed to be subservient with lowered new main roof with the first floor element set well back from the original front wall. A lean to covers the front ground floor Playroom.

It is understood that the planning authority has a policy of requesting first floor elements set in from the boundary by one metre.

This guideline has not been followed for the following reasons –

- 1.It is not in the character of the locality as other extensions in the area extend to the boundary.
- 2.The proposed extension would not be viable if it lost one metre of space at first floor
- 3.The immediate neighbour does not have any building at first floor adjacent to the applicant's boundary so a large gap is maintained.
- 4.The proposed width of the proposal at first floor relates to the established rhythm of window to render.

Parking

There are provided two parking spaces to the front of the property that comply with the relevant standards for this location.