

Planning Statement

Side extension at 6 Kildare Gardens RG4 5JA

This planning application is being made for a single storey side extension to provide a utility room and downstairs WC and shower room. This additional space will help to meet the needs of our growing family. Moving to a larger property is not an option financially or practically (our children are settled in their local primary and pre-schools). Many other houses in the Chiltern Road estate have front porches to provide an additional toilet but this is not an option as we are on a corner plot at the end of a cul-de-sac.

DM9

In accordance with policy DM9 of *Reading Borough Council Local Development Framework: Sites and Detailed Policies Document (October 2012, Revised January 2015)*, the proposed extension respects the character of our existing property in terms of scale, location, materials and design. It will be a small addition, set back from the building line at the front of the house and will not easily be seen from the road due to the angle of our plot. It will not present a blank façade to public areas. Materials used will match those used in the existing property. Many other houses in the cul-de-sac have been extended in various ways and have some form of structure (e.g. a garage) in the gap between neighbouring houses (see Photos 1 and 2).

DM4

The proposed extension will have a window and door looking into our back garden, as well as a velux window on the south elevation. Therefore, it will not cause our neighbours at no. 7 Kildare Gardens to be overlooked. Being single storey, the proposed extension should not impact on the neighbouring property's access to sunlight and daylight.

Vehicle parking

There is currently parking for two vehicles on the driveway at the front of our property (see Photos 3 and 4). This will not be affected by the proposed extension. Please note that parking in the gap between our house and the neighbouring property has not been practical due to the erection of a front porch at no. 7 Kildare Gardens, which restricts access to the gap (planning application no. 970397). This front porch extension, and the restricted vehicular access between the properties, means that we use the structure in our garden as a general outbuilding rather than a garage. In practice, cars can not access this outbuilding anyway, owing to our boundary fence at the side of our property. Photo 5 shows the gap between the properties, and the location of no. 7's front porch.

Local context

Other houses in the Chiltern Road estate have had permission granted for extensions in similar locations to the one proposed here. 11 Cawsam Gardens RG4 5JE sits on a similar corner plot in a cul-de-sac. A rear/side extension has been granted planning permission, the side part to which sits in the gap between the neighbouring property (planning application no. 170305). Similarly, at 29 Chiltern Road RG4 5HR, permission was granted for a side extension that sits in front of their garage and in the gap between the neighbouring property (planning application no. 120303). At 9 Kildare Gardens permission was granted for a rear/side extension which appears to extend to the boundary with the neighbouring property (planning application no. 160837).