



Planning Statement

1.0 Site Description and Surrounding Area

The dwelling house, 26 Green Road, is located on a cul-de-sac road accessed via Whiteknights Road. It is not Listed, it is not in a Conservation Area, and is not restricted by way of direction made under Article 4.

Permitted developments rights were removed by Condition 8 of planning permission 83/TP/675 which states: “Notwithstanding the provisions of Article3 and Schedule 1 (Class 1) of the Town and Country Planning General Development Orders 1977 and 1981 no extensions to the houses hereby permitted shall be built without the express permission of the Local Planning Authority”.

It is a semi-detached house constructed in circa 1984 as part of a development of a group of eight semi-detached houses. The oak tree to the front of the property on Green Road, benefits from a Tree Preservation Order. To the rear boundary of the property are two leylandii trees, adjacent four leylandii at 24 Green Road, planted when the houses were constructed.

Houses to the rear of the property were constructed circa 2008 to create Regis Park Road. 26 Green Road shares a rear boundary with 17 and 18 Regis Park Road, and a side boundary with 24 and 28 Green Road.

The proposal creates a bedroom and en-suite in the attic with two new dormers: one to the side and one to the rear, to address the space demands of our growing family in order we can continue to stay in our home.

2.0 Proposed Design

2.1 Overview

The design is a high quality, contemporary and bespoke design complementary to its context. It is executed with a high precision of craftsmanship.

The design reflects the modern style of the existing house and enhances the existing design. The asymmetric rear dormer is tailored to perfectly extend the existing roof; the scale of the dormer barge board is respectful to the existing gable end to the principal elevation such that the structure of the ridge beam and the deep insulation is tapered (see Proposed Section A-A). The grey window frames, glazing and frameless Juliet balcony collectively create a contemporary elevation that visually recedes.

The side elevation is visually unobtrusive to the public highway and is largely not visible to the public on the one-way approach from Whiteknights Road.

2.2 Design Analysis

The design follows the national principles of permitted developments to remain respectful of its context.
The design references the Government guidance for permitted developments, “Permitted development rights for householders: technical guidance”, dated 13th April 2016, with update of 6th April 2017.

Please refer to the accompanying drawings.
By way of summary:

2.2.1 Under ‘Class B – additions etc to the roof’

- B.1 b) The highest point of each dormer does not exceed the height of the highest part of the existing roof.
- B.1 c) No part of the works extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway.
- B.1 d) The cubic content of the resulting roof space does not exceed the cubic content of the original roof space by more than 50 cubic metres.
- B.2 a) Materials used are of similar appearance: the existing weathered roof tiles are used to the roofs closest to the public highway and that facing towards the immediate adjacent neighbour at No. 28 Green Road. New tiles were sourced to match the existing and are used sparingly.

The barge boards to the new dormer gables are of profile to match the existing gable on the principle elevation. Their scale is slightly reduced to reflect the smaller scale of the dormer roofs, painted white to match the existing gables. The associated rainwater goods are white plastic to match existing.

The windows and ground floor doors are painted grey timber to match the existing painted grey timber windows. The use of timber frames reflect the original material for the windows, as visible at No. 28 Green Road.

The dormer ‘cheeks’ are proposed to be a dark grey render. Tile cladding to the cheeks would be too ‘heavy’ in appearance and cause the dormers to look out of scale within the context of the neighbouring properties by increasing the appearance of their overall mass. Render is used typically in buildings of all ages along Green Road and Regis Park Road and complements the contextual use of the material in a contemporary manner. ‘Through-colour’ render is used which is a high quality product that maintains its appearance should weathering in the longer-term cause the outer layer to flake. This improves the health and safety of managing the property at high level by reducing the frequency access will be required.



View along West side of Green Road - render at ground and first floor levels



View of house on Green Road and Whiteknights Road - render at first and second floor levels



Semi-detached houses in Green Road - render at ground, first and second floor levels



Detached houses in Regis Park Road - render at ground and first floor levels

The rear dormer will consist of a window of similar scale to the existing first floor windows with a glazed pediment above to reflect the gable composition and create a balance of materials.



Black metal balconies at high level in Regis Park Road - cause a visual distraction

B.2 b) The original eaves are maintained and reinstated - the edge of the enlargement is more than 200mm from the eaves – approximately 450mm - and are be set back from the line of the external wall. The set-back distance takes its cue from the size of the existing tiles – the dormers are set back one full-sized tile.

B.2 c) The new window to the side elevation is of obscured glazing and openable only at 1.7m above the finished floor level of the room.

2.2.2 Under ‘Class C – other alterations to the roof’

C.1 b) The protrusion from the roof of the rooflight is less than 150mm.

C.1 c) At the side elevation the sunpipe which provides light into the existing first floor en-suite is non-openable.

2.2.3 Under ‘Class G – chimney, flues etc’

The existing soil vent pipe has been adjusted to pick up the proposed en-suite. This has then been routed within the room to the opposite wall to its current position before turning upwards through the roof. The vent pipe is therefore not visible from the public highway.

3.0 Other information relevant to local requirements

3.1 Privacy

The en-suite is in the side dormer which continues the utilitarian use of spaces to the North façade - above the family bathroom at first floor, and the ground floor W/C. These uses are mirrored in the adjacent property at No. 24 Green Road which therefore does not change the existing privacy condition.

The rear dormer will be used as a bedroom. The window looks over the ridges of the Regis Park Road properties – owing to the change in levels between the properties. The frameless juliet balcony provides visually unobtrusive protection, and which provides a view of the sky only from the bed.

By way of reference, the gutter line of the neighbouring properties aligns with 1.8m above finished Ground Floor level of our existing living room. This therefore means the northerly bedroom of 18 Regis Park Road, and the southerly bedroom of 17 Regis Park Road are ‘overlooked’ from our living room at 26 Green Road. From the First Floor rear bedrooms of our home, the Ground Floor living spaces and the first 3 metres or so of the gardens are readily visible.

The new Regis Park Road properties created in 2008 a ‘worse-case’ condition where a room of daily activity use – the living room – overlooks a relatively more sensitive bedroom use, although this was mitigated by the distance between the properties set at over 23 metres. It is noted that 20 metres is referred to as usually appropriate between dwellings, despite the use of individual rooms, in section 4.4, page 26 of *Reading Borough Local Development Framework Sites and Detail Policies Document, 2012, with alteration adopted January 2015.* [text removed]

The proposed use at Second Floor level as a bedroom therefore maintains the existing levels of privacy.

3.2 Trees

None of the existing trees within 15 metres of the property are affected by the roof extension: neither ground nor high-level conditions have altered.

3.3 Sustainability Statement

The proposal creates a high-quality space of critically relevant size to support our continued living in East Reading - within the urban area of the town. Paragraphs 2.14-2.17 (p.12) of the *Reading Borough Local Development Framework Core Strategy 2008*, regarding sustainable communities and continued living in sustainable urban areas, particularly resonate with our situation.

3.3.1 Environmental

Embodied energy of the construction has been reduced by the extensive reuse of existing roof tiles. Timber windows are installed rather than uPVC as their embodied energy is comparatively less, the material is a sustainable resource, and at their end of life use their disposal has limited environmental impact.

The new attic space is now highly insulated and doubled glazed to current building regulations' Part L standards.

The glazing *[text removed]* to the West to take advantage of solar gain available throughout the year owing to its second floor location which suffers less from over shadowing from our neighbours to the South. The glazing to the North is sufficient to permit daylight, yet minimise loss of heat. The new rooflight over the central staircase provides natural daylight to the centre of the building to reduce the use of artificial lighting and improve the level of wellbeing down through the house which is dark and requires artificial lighting to be switched on during the day. *[text removed]* A sunpipe has been installed to provide natural daylight to the window-less en-suite at First Floor. No artificial lighting is now required during the day, and has avoided the need to create a new window at First Floor level to minimise change to the elevation below eaves level.

It is anticipated heating would be required in the new attic only for short periods during November through to February as the solar gain and insulation will positively contribute to space heating.

Longevity is achieved through the selection of high quality materials, a high level of construction skill, and robust detailing to reduce the long-term impact of weathering and on-going maintenance.

3.3.2 Social

These particular houses on Green Road from the 1980s pose spatial and physical adaptation challenges to the average contemporary family requirements to meet the long-term changing needs of families. As highlighted in section 5.5.1 of *Reading Borough Local Development Framework Sites and Detail Policies Document*, '...extensions ensure that houses are able to cope with changing family circumstances, and makes sure Reading's housing stock is flexible' (page 36). This is reflected in the common effect in our immediate vicinity of Green Road and Regis Park Road for families to 'move-on' as spatial demand grows. In their wake the multi-bed space-poor rooms are more suited for letting to individuals rather than families. In this location, adjacent Reading University, there is mounting pressure to retain a mix of tenure in the community, reflected in the Article 4 directive introduced in 2012 to control the volume of C4 HMOs.

The proposed design will enable our young family to remain in this house in the long-term and for us to continue to contribute to the long-term sustainability of a healthy mixed community.

3.3.3 Economic

The economic impact of the development is a combination of the environmental and social factors described above: enhanced living spaces with more natural daylight, and improved insulation, for reduced energy costs. A First Floor bedroom will accommodate a home office to facilitate an improved quality of work-life balance for our family.

4.0 Relevant Reading Borough Council Policies

4.1 CS7 – Design and the Public Realm (*Reading Borough Local Development Framework Core Strategy, 2008*)

As described earlier the design is high quality, and carefully and precisely executed. It maintains the local character of the area of pitched roof dormers and palette of materials whilst positively contributing to the wider urban environment with its integrity of character. Specifically: the urban grain is maintained between the houses and mindful of its contribution to the public highway; landscaping has been carefully considered and is respectful of the existing protected oak tree; the creation of a second floor reflects the local density and scale of development on both Green Road and Regis Park Road where full three stories are at 4,6,8 and 10 Green Park, and at three or above stories throughout the Regis Park Road development; the proposal adopts the palette of materials used locally along Green Road and Regis Park Road, and similarly in the immediate vicinity of Wokingham Road and Whiteknights Road.

The proposal therefore meets all the criteria of the Local Development Framework Core Strategy.

4.2 DM4 – Safeguarding Amenity (*Reading Borough Local Development Framework Sites and Detail Policies Document, 2012, with alteration adopted January 2015*).

As identified earlier amenity of our neighbours has been safeguarded in the carefully considered design, specifically:

4.2.1 Privacy and overlooking

The location of habitable room uses are allocated appropriate to the use of space in neighbouring properties: the bathroom is located opposite our neighbour's bathroom, and the bedroom is located in the more tranquil rear garden space. This replicates the existing condition of bedroom spaces backing onto living spaces of the houses along the rear of both Green Road and Regis Park Road. Although at over 23 meters the existing distance between the dwellings to the rear of the property is deemed acceptable with regards spatial separation of habitable rooms the proposal seeks to improve the current landscaping for the mutual benefit of ourselves and our neighbours. The new second floor does not alter these existing conditions which therefore maintains privacy.

4.2.2 Access to daylight and sunlight

The dormers cause shadows only onto the existing roof of 26 Green Road and therefore does not change the sunlight and daylight conditions on or beyond the site.

4.2.3 Visual dominance and overbearing effects of a development

The proposals fall well below the maximum parameters of national guidance on Permitted Development in volume and set back, and seeks to improve upon the guidance as to suit the local conditions by way of the use of appropriate materials, as described earlier. Scale is managed by replication of existing geometry and careful selection of colour and textures to cause the design to visually recede. The dormers are subservient to the original house design: they set back from the exterior walls below, and do not exceed the existing ridge line of the main roof. Their proportions are carefully controlled to strike a balance between internal spatial amenity and external visual effect.

It should be noted that the (rightfully) high thermal insulation demands under current building regulations has a direct impact on the design by increasing the overall thickness of the external envelope and impacts workable head heights all the more. The proposals reflect a contemporary solution to otherwise resultant disproportionate elevations.

The proposal therefore does not adversely affect the amenity of our neighbours, and seeks to enhance existing conditions.

4.3 DM9 – House Extensions and ancillary accommodation *(Reading Borough Local Development Framework Sites and Detail Policies Document, 2012, with alteration adopted January 2015).*

As described in addressing DM4 above the existing character of the house is respected in the following ways:

4.3.1 Scale

The existing geometry is replicated and complimented in the roof line profile; the new ridges do not rise above the existing ridge line of the main roof; the dormers set back an appropriate distance relative to the main house, over the national Permitted Development guideline of 200mm from the eaves, and set back from the line of the exterior walls below.

4.3.2 Location

The proposal avoids extending from the principal elevation facing Green Road, and maintains the architectural massing of the group of eight 1980s semi-detached houses.

4.3.3 Materials

Existing materials are re-used or replicated where possible and appropriate to create a seamless roof line. The longevity of the existing house as represented in its robust materials of brick and concrete tiling is respected by the high specification of new materials and their careful detailing and execution. The selection of render is in response to massing, scale and context which all interplay, as described above.

4.3.4 Design

The overall contemporary design proposal takes its cues from the existing house, and in its inherent character unites the three floors in a wholist manner using proportion and scale, anchored at the Ground Floor with the extension of the existing living room window down to floor level. The centre line of the original patio doors, the bedroom above and the new dormer ridge align for continuity and balance, similarly the centre line of the Second Floor bathroom window aligns with the main bathroom at the First Floor level below (in accordance to guidance on vertical alignment on page 10 of *A Design Guide to House Extensions*).

As described in addressing CS7 above, the character and pattern of neighbouring properties and the street as a whole is respected in the following ways:

4.3.5 Scale

The dormer visible from the street has a stepped-down ridge to maintain the relative massing of the group of eight 1980s semi-detached properties and reduce the scale presented to the street and to harmonise with the character of the adjacent houses (See page 8 of *A Design Guide to House Extensions*).

4.3.6 Location

The side dormer is largely concealed behind the protected oak tree to the front of the property for most of the year. The existing elevation below gutter level visible from the North side of the oak tree is respected and our needs for natural daylight into the landlocked en-suite at First Floor is resolved with the carefully located sunpipe.

4.3.7 Materials

The existing weathered tiles are re-used to those areas potentially visible from the public highway to create a visually seamless effect at the roofline. The **proposed dark** coloured render reflects a finish commonly used in panels at both low and high levels along Green Road **and the darker shade will reduce the overall impact of the dormers within the roof-tile zone.**

4.3.8 Design

As described above the elevation onto the highway is sensitively designed to route the soil vent pipe away from the street to the rear of the property. The pitched roof reflects the series of pitched roofs along the street. The dormer is stepped back from the brick elevations to respect the hierarchy of the development's timeline.

4.3.9 Existing building line

This is maintained.

4.3.10 Blank façades

The proposal does not present large blank façades to public areas.

5.0 Neighbours' Opinions

We have sought our immediate neighbours' opinions of the proposals.

5.1 - 17 Regis Park Road:

We met with the owner-occupiers on the 24th June, who e-mailed us on the 3rd July advising the proposed trees are welcome, in which case they have no concerns.

5.2 - 18 Regis Park Road:

We met with the owners on the 2nd July 2017. [text removed] trees were agreed to be a positive and landscaping options will be explored; and they expressed a strong preference for our house to remain owner-occupied; on style they would favour a less contemporary designed rear dormer - the side dormer generated no discussion; perceptions of privacy were discussed, although on the premises we did not learn if their tenants had any comments.

5.3 - 24 Green Road:

We met with one of the owners on the 3rd July 2017 who advised they have no objections and support our application, and expressed approval of the contemporary design.

5.4 - 28 Green Road:

We met with one of the owners on the 2nd June who e-mailed us in support and issued a letter as such to Reading Borough Council – please refer to a copy in the Appendix.

6.0 Relevant Legislation

6.1 Planning permission 83/TP/675

Pertaining to 26 Green Road, Condition 8 states:

“Notwithstanding the provisions of Article 3 and Schedule 1 (Class 1) of the Town and Country Planning General Development Orders 1977 and 1981 no extensions to the houses hereby permitted shall be built without the express permission of the Local Planning Authority”.

The reason given is stated:

“Due to the restricted size of the plots, width of the site and the design of the houses, any extension could be detrimental to the amenities of adjacent dwellings and to the appearance of the development. The Local Planning Authority therefore wish to retain control over future extensions”.

6.2 Expert Opinion

Planning Consultant - Mark Thackeray BSc DipTP MRTPI, Principal Consultant at Walsingham Planning, previously Development Control Manager at Reading Borough Council.

Mr. Thackeray has reviewed the existing condition and the proposals, and advises the following:

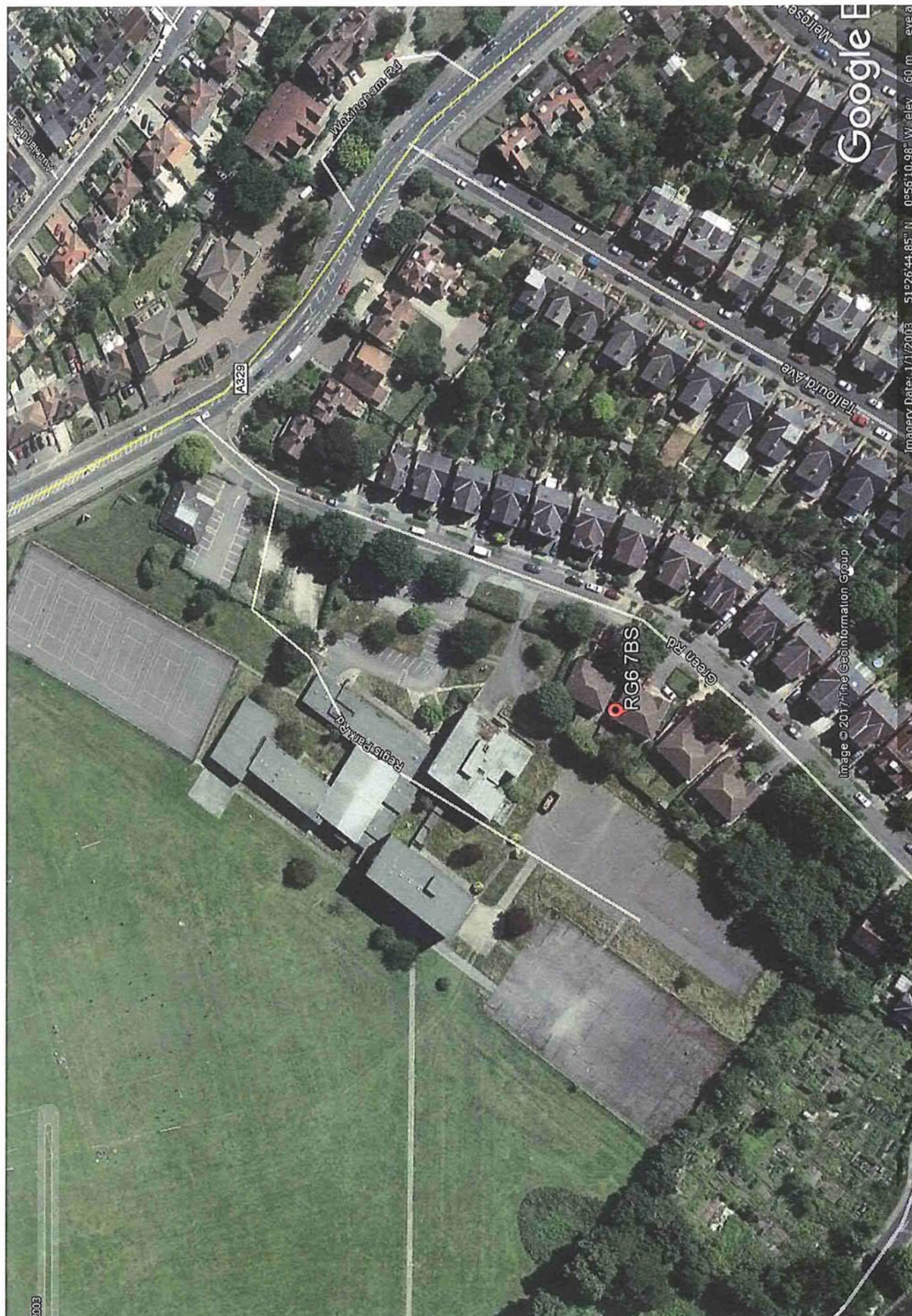
“The General Development Order 1977 (as referred to in the condition) was superseded in 1988. In the new GDO Class 1 was split so that extensions became Class A and alterations to the roof became Class B. This revision was maintained with subsequent documents in 1995 and now 2015.

“In this particular piece of legislation it was clearly changed so as to distinguish between extensions that reduce the size of the plot and those which do not. In drafting such a condition it would be normal to add “or subsequent legislation” or “as amended”, but Reading Borough Council (RBC) did not do this so the original condition may no longer be applicable.

“The reason for the condition refers to the limited size of the plot, so, to my mind, it is clear what RBC was intending, namely to make sure that any proposal to build an extension which encroached further onto the plot was the subject of a planning application and not Permitted Development.

“The dormers do not appear to affect your neighbours or the street scene. The rear dormer is about 23 metres away from the adjacent properties. The relationship between the new windows and those in the houses to the rear is not really different to the relationship that existed before the dormers, subject to the levels of the respective plots; nor is there any greater overlooking of the gardens.

“When the condition was imposed there were no houses to the rear of the property, and the therefore it cannot have been imposed to protect the new houses. The condition could only have been there to ensure that the garden did not become too small. Refer to the photo taken in 2003, enclosed.” (see overleaf).



View from above facing in a Northerly direction over No. 26 Green Road (identified with red flag and postcode) via Google Maps, 2003

6.3 Application for the amendment of Condition 8

The loss of Permitted Development rights under Class A to protect the size of the garden continues to be relevant to our property and reflects the intention of the original condition. We will, however, seek an amendment to the condition as to maintain our Permitted Development rights under Classes B, C, D and E.

7.0 Conclusion

The proposals are in accordance with Reading Borough Council planning policies. It is a high quality, bespoke design which enhances the local urban area and is respectful of its context. It is a creative solution to the challenges of contemporary and sustainable living Reading faces in the dense urban area.

8.0 References

Permitted development rights for householders: technical guidance", dated 13th April 2016, with update of 6th April 2017.

Reading Borough Local Development Framework Core Strategy, 2008.

Reading Borough Local Development Framework Sites and Detail Policies Document, 2012, with alteration adopted January 2015.

A Design Guide to House Extensions (Supplementary Planning Guidance) 2003.

Images of Neighbouring Properties in Green Road



Key Plan



View from Position 1



View from Position 2



View from Position 3



View from Position 4



View at Green Road and Whiteknights Road

26 Green Road, Reading
Planning Application
Title: Appendix A - Context
Drawing No.: N/A
Scale: NTS
Date: July 2017

Images of Neighbouring Properties at the junction of Regis Park Road and Wokingham Road
- varied application of render



4 Wilwyne Close,
Caversham,
Reading
RG4 5EP
26 June 2017

The Case Officer
The Planning Department
Reading Borough Council – Civic Offices
Bridge Street,
Reading
RG1 2LU

Dear Sir/Madam,

PLANNING APPLICATION FOR 26 GREEN ROAD (E17051/B. PETKOVIC)

We are the owners of 28 Green Road. The applicants, Mr & Mrs Lewis, first showed us their designs for the proposed work in October 2015, and have kept us informed of their plans ever since.

We think the design is of high quality and that the rear dormer adds interest and character to our group of houses. We very much support the plans.

Thank you for your attention in this matter.

Yours faithfully,



Owen & Adelene Barfield