

# TONY THORPE ASSOCIATES

## CHARTERED TOWN PLANNERS

The Studio, 1 Durrant Way, Tilehurst, Reading, Berks, RG31 6TR.  
Telephone: 0118 942 1855. Fax: 0118 942 1815  
Mobile: 07831 432582 Email: [tony.thorpe.planning@talktalkbusiness.net](mailto:tony.thorpe.planning@talktalkbusiness.net)

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## **PLANNING STATEMENT**

### **PROPOSED DEVELOPMENT:-**

MINOR MATERIAL AMENDMENT TO APPROVAL 160255 EXTENDING APPROVED GROUND FLOOR KITCHEN 'LANTERN WINDOW' PROJECTION ON SOUTH ELEVATION OUTWARDS BY A FURTHER TWO METRES IN A SOUTHERLY DIRECTION.

### **SITE LOCATION:-**

LAND AT THE REAR OF 74 NORTHCOURT AVENUE, READING, RG2 7HQ

### **PLANS AND DOCUMENTS:-**

|                               |               |                                   |
|-------------------------------|---------------|-----------------------------------|
| SF6E                          | 1:1250, 1:500 | Combined Location and Block Plan. |
| SF17B                         | 1:100         | Proposed Lantern Floor Plans.     |
| SF18C                         | 1:100         | Proposed Lantern Elevations.      |
| SF19A                         | 1:100         | Proposed Lantern Section.         |
| SF20                          | 1:100         | Block Plan Comparison.            |
| SF21                          | 1:100         | Ground Floor Plan Comparison.     |
| SF22                          | 1:100         | First Floor Plan Comparison.      |
| SF23                          | 1:100         | East Elevation Comparison.        |
| SF24                          | 1:100         | West Elevation Comparison.        |
| SF25                          | 1:100         | Section Comparison.               |
| CIL Self Build Documentation. |               |                                   |

## **1.00 BACKGROUND AND OVERVIEW**

### **1.01**

This statement accompanies a proposal for the amendment of the kitchen 'Lantern Window' originally approved under reference 160255. For the avoidance of doubt and completeness it includes the non-material amendments subsequently approved under reference 170704.

### **1.02**

The 'Lantern Window' is located on the south elevation of the approved dwelling and faces towards the far end of the rear garden of 76 Northcourt Avenue. It is well screened from view from that property by existing shared boundary trees and bushes which are retained and protected by condition.

### **1.03**

The amendment is incremental and simply extends the 1m projection of the approved 'Lantern Window' by a further 2m. As a result the 'Lantern Window' will project 3m from the main dwelling and the distance from it to the shared garden boundary with No. 76 will be 5.2m. This boundary gap is over twice the 2m householder PD rights cut-off distance for this type of development and is greater than the width of many semi-detached dwellings in Reading.

## 2.00 COMPARISONS

### 2.01

The fairest way of assessing whether the proposed incremental change remains proportionate to the approved dwelling is to compare the approved and proposed elevations back-to-back. Drawing 1. below shows both the approved and proposed front (east) elevations for direct comparison.



Proposed East Elevation



Approved East Elevation

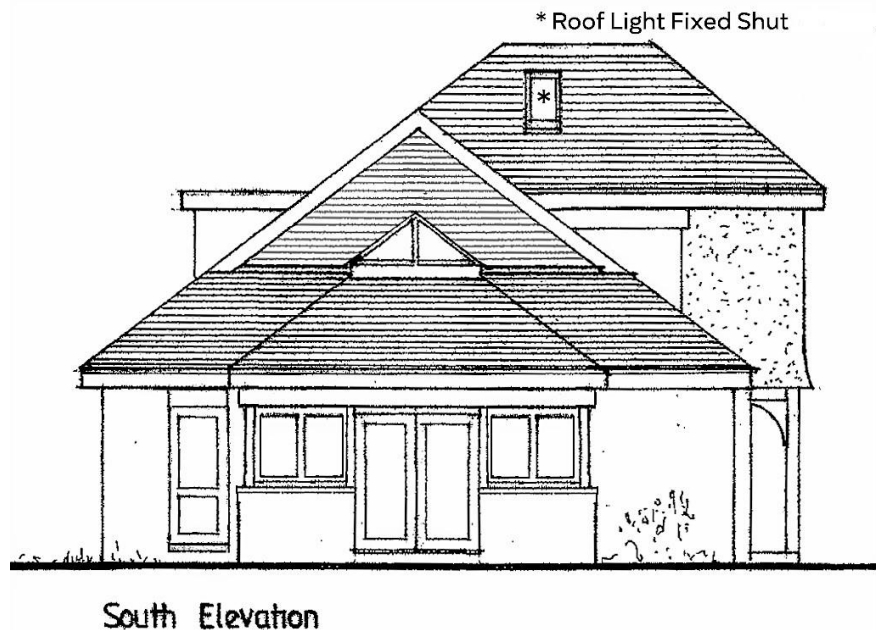
### DRAWING 1.

### 2.02

We trust you will agree that not only is the proposed extended 'Lantern Window' proportionate in scale but it also beneficially balances the front elevation giving the dwelling an enhanced visual equilibrium by counterbalancing the visual mass of the northern projection. The same improvement applies to the rear (west) elevation which is in essence a mirror image.

### 2.03

There are no changes in appearance to the south elevation and Drawing 2. below shows both the approved and proposed elevations. For the avoidance of doubt we can confirm that the first floor Velux-type window highlighted will be fixed shut and obscure glazed.



**DRAWING 2.**

### 2.04

Given that the proposed changes are essentially incremental and proportionate to the approved dwelling we can see no cogent reason to refuse the proposal for that reason.

## **3.00 EFFECT ON NEIGHBOURS**

### 3.01

It will be physically impossible to see either the approved or amended 'Lantern Window' from the adjoining properties to the north (1. & 2. Stansfield Close). This is because the approved dwelling will completely shield views of it from both houses and their gardens. Properties to the west in Millington Close are already screened from the approved and proposed 'Lantern Room' by existing boundary screening protected by condition and will remain unaffected.

### 3.02

Occupiers of the neighbouring property to the northeast (72 Northcourt Avenue) are only able to glimpse a sliver of the amended 'Lantern Room' at an angle and filtered through intervening trees. In addition this glimpse is at a distance of over 35m and away from the principal aspect of the dwelling. Consequently there can be no effect on their amenity. In pre-application discussions we are advised that the owners raised no objection.

### 3.03

You will note that the occupier of 76 Northcourt Avenue raised no objection to the approved scheme. We are further advised that no objection will be raised to the amendment now before you.

3.04

Accordingly it is our submission that the proposed change in window projection is essentially incremental and will have a neutral effect on existing amenity, potential to be overlooked and the privacy of adjoining residential properties. Therefore we can see no cogent reason to refuse the proposal for any of these reasons.

## **4.00 CONCLUSIONS**

4.01

We have demonstrated that the proposed minor material amendment to the approved dwelling is both incremental and proportionate in relation to the dwelling itself and will have a neutral effect on existing amenity, potential to be overlooked and privacy of adjoining residential properties.

4.02

For these reasons we respectfully request that the proposal be considered favourably. If you have any queries or require further information please do not hesitate to call.

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Anthony J Thorpe BA(Hons) MRTPI DipConsHistEnv(RICS) 28<sup>th</sup> June 2017