



POLICY APPRAISAL

PROPOSAL: Two storey side to rear extension; Loft conversion; installation of rooflights

Character and Amenity

Loft conversion and installation of rooflights

The loft conversion does not involve any installation of dormers. The roof will appear like any other roof. The proposed rooflights would not protrude more than 150mm from the roof surface plane. The loft conversion and installation of rooflights would therefore not have any harmful impact upon the character of the area, and the amenity of neighbours.

Two-Storey Side to Rear Extension

Rear extension portion: The rear extension would be within 4m limit as set out in the Reading Council's Supplementary Planning Guidance A Design Guide to House Extensions. The rear extension would not breach 45-degree line from nearest windows of habitable rooms at nos. 23 and 27 Berkeley Avenue (as shown in the proposed ground floor plan drawing). The nearest adjacent window at no. 27 looks into bathroom/ WC. The 45-degree line from that bathroom window just touches the edge of the rear extension. However, as the bathroom/ WC is a non-habitable room, the proposal does not breach the guidance in the SPD (2003). Furthermore, the adjacent bathroom/ WC at no. 27 is non-original addition to the house. As can be seen from proposed ground floor plan drawing, the proposal does not breach the 45-degree lines from middle of the windows of habitable rooms of adjoining neighbours, and the proposal is only 4m deep as per the guidance. It is therefore argued that the rear extension does not have harmful impact on either character or amenity.

Side Extension portion: The side extension is significantly less than the width of the original house. The roof is set down. There is 900mm gap between the boundary and the side of the extension. The front elevation of the extension is set back. The proposal therefore preserves the original character of the house and does not harm the character of the area in general.

Side high-window: The high-window in the western side elevation would be obscured glazed and placed 1.7m above ground level. The window serves a non-habitable (bathroom/ WC). The window does therefore does not cause any overlooking or privacy issues.

General notes:

We try our best to comply with the policies and guidance. However, if you require any drawing amendments or additional information, please contact me. I would be very happy to make such amendments and respond very quickly.

Many Thanks,

Mr Lok Limbu

Householder Planning

Contact no. : 07397 942010

Email: HouseholderPlanning@gmail.com