



**PLANNING STATEMENT for
A HOUSEHOLDER PLANNING APPLICATION at**

**83 Foxhays Road
READING
RG2 8NA**

7 DAY PLAN SERVICE	PLANNING PERMISSION	LISTED BUILDING CONSENT
PERMITTED DEVELOPMENT SPECIALISTS	CERTIFICATES OF LAWFUL DEVELOPMENT	
BUILDING REGULATION SUBMISSIONS	STRUCTURAL ENGINEERS CALCULATIONS	
FREE DESIGN CONSULTATION	ELECTRONIC SURVEYS	COST SAVING SPECIFICATION
EXTENSIONS	LOFT CONVERSIONS	NEW HOUSES
	OUTBUILDINGS	ALTERATIONS
FREE ADVICE	ALL WORKS CONSIDERED	SAP CALCULATIONS

CONTENTS

1. INTRODUCTION	3
2. SITE DESCRIPTION	4
3. THE PROPOSAL	5
4. PLANNING POLICY	6
5. CONCLUSION	7

Report Prepared by	iPlans
Date	05/05/2016

1. Introduction

1.1 iPlans has been instructed by Mark Browne to submit a householder planning application for a two storey side extension.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site located at 83 Foxhays Road, Reading, RG2 8NA is a semi-detached corner property located at the junction of Foxhays Road, Exwick Square and Hawchurch Road.

2.2 The site is a triangular plot of land (see site location plan) and the property has an existing single storey side extension.

2.3 The property has a single storey side extension.

2.4 Photographs below show the front, side and rear elevations.



2.5 As you can see from the photographs above, the external finish is rendered pebbledash and the windows and doors are uPVC.

2.6 Planning history for this property includes the following application:

2.6.1 PRE APP REF 160128 – The erection of a 2 storey 2 bedroomed house attached to existing property. The existing side extension will be demolished to cater for the new build

3. The Proposal

3.1 This householder planning application is for a two storey side extension.

3.2 This two storey side extension will provide a living room, study and cloakroom on the ground floor and 2 bedrooms on the first floor. This would increase the number of bedrooms from 3 to 5. To make way for this extension, the existing side extension will be demolished. This extension will measure 3446mm wide and 7249.79mm deep. The height to bottom of the eaves from ground level measures 4860.29mm and to the top of the ridge measures 7002.59mm. The ridge of the proposed side extension will sit much lower than the ridge of the dwelling house. The first floor of the proposed two storey side extension is sat back from the front building line of the dwelling by 993mm and the ground floor is sat back from the front building line by 500mm. The dwelling has a hipped roof and the proposed extension will continue this roof form but of a subordinate size. On the front elevation, there will be x2 windows. The ground floor will have a roof that joins onto the existing porch roof. There will be no windows or doors on the side elevation. The rear elevation will have x1 upper floor window which will be of the same style, size and positioning like existing rear windows. The ground floor will have a 3 panel bi-folding door. The build will have a rendered pebbledash finish to match with the appearance of the dwelling. The extension is sat away from the boundary. The section of the extension that is closest to the boundary is the rear section. There will be a gap of 676.13mm allowing occupants external access to the rear garden.

3.3 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Foxhays Road without affecting the traffic flow.

3.4 Waste from the site will be removed by skips with the appropriate street licences.

3.5 Hours of operation will be in accordance with the good contractor's scheme. Work will take place between 8am to 5pm Monday-Friday and from 8.30am to 1pm on Saturday.

4. Relevant Planning Policy

- 4.1 The Core Strategy, Sites and Detailed Policies Document and Supplementary Planning Guidance and Document have been consulted as part of this planning application.
- 4.2 Policy CS7 of the Core Strategy is with regards to the design and the public realm. It states that all development must be of a high design quality that maintains and enhances the character and appearance of the area in terms of layout, scale, height and massing, architectural detail and materials.
- 4.3 Policy DM4 of the Site and Detailed Policies Document states that development should not cause significant detrimental impact to the living environment of existing or new residential properties in terms of privacy and overlooking, access to sunlight and daylight, visual dominance and overbearing effects of a development, noise and disturbance, artificial lighting and vibration.
- 4.4 Policy DM9 of the Site and Detailed Policies Document states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, material and design. It should respect the character and pattern of neighbouring properties.
- 4.5 Policy DM10 of the Site and Detailed Policies Document states that houses should be provided with private outdoor space.
- 4.6 The Design Guide to House Extension Supplementary Planning Guidance states that two storey side extensions should normally be designed to be smaller in scale than the main house. This can be achieved by setting the proposed front elevation further back than the front elevation of the house. The design should maintain the gaps between buildings.
- 4.7 The Revised Parking Standards and Design Supplementary Planning Document states the parking standards. For a house with +4 bedrooms and in zone, the minimum number of parking space is 2.

5. Conclusion

- 5.1 The proposal is for a two storey side extension.
- 5.2 This proposal will increase the number of bedrooms from 3 to 5. Policy requires x2 parking spaces. These spaces can be provided on site without affecting the highway.
- 5.3 The extension is of an appropriate size and scale in that it appears subordinate to the main dwelling. Its ridge line is much lower than the ridge of the house and both the ground floor and first floor is sat back from the front building line.
- 5.4 The design of the extension maintains the gap between properties. The roof form of the extension is same as the existing roof in that it will be a hipped roof. The design is in keeping with the appearance and character of the house.
- 5.5 The extension will be rendered to match with the house and the windows and doors will be of similar material to existing.
- 5.6 I therefore would hope you consider this application for approval.