



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

**59 Kenilworth Avenue
READING
RG30 3DL**

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

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Report Prepared by	iPlans
Date	27/07/2015

1. Introduction

1.1 iPlans has been instructed by Gary Burgess to submit a householder planning application for a second storey side extension and part single, part two storey rear/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 59 Kenilworth Avenue, Reading, RG30 3DL is a semi-detached property with a wraparound side and rear extension (see attached Site Location Plan and photographs below).

2.2 Photographs below show the front and rear elevation.



2.3 The external finish of the house is brick on the lower half and rendered pebbledash on the upper half. The windows and door is uPVC.

2.4 Planning history at this site includes application 910402 (Single storey extension to side and rear), application 920494 (Proposed dormer roof conversion) and application 150835 (First floor extension and single storey rear extension).

3. The Proposal

- 3.1 This householder planning application is an amendment of the previous application (150835) having taken into account of officers suggestions. The proposal is for a second storey side extension and part single, part two storey rear/side extension.
- 3.2 The first part of the application is the second storey side extension. This is located on top of the existing single storey side extension. This second storey is significantly different from the previous design in that it is significantly smaller in size and scale. Its width measures 1532mm and its depth measures 3742mm. It is of a sufficient set back distance from the front as well as the side building line (see proposed elevation drawing and layout plan). This along with no side windows will protect the amenities of the neighbouring dwelling. It will have the same eaves height as the house but will have a lower ridge. There is a window to the front and one to the back. In addition, there will be one rooflight on each roof plane. These windows will be of similar style and size to those found on the house.
- 3.3 The final part of the application is part single, part two storey side/rear extension. This house has stepped building line and this extension will fill this area (see site location plan). The GF deep measures 3107mm deep from first building line, 3632mm wide and 2580mm high. It will not project beyond the rear building line. There will be two set of bi-folding door, one on new section and one on existing. The first floor section will be located partly over the existing rear extension and partly over the new rear extension (see proposed layout plan). The more central part of the first floor extension will extend as far out as the rear ground floor building line and at the corner it will be stepped back. This is to prevent it from appearing overbearing. In addition, it will increase the distance from the upper floor window to the neighbouring property to protect the amenity of that neighbour in terms of privacy when using their garden as well as allow light to their upper floor window. In areas where the first storey does not cover, it will have a flat roof with skylights (see proposed layout plan). There will be no windows on either side of the upper floor.
- 3.4 This proposal takes only a small section of the paving area. The size of the lawn is unaffected. Currently there is no landscaping proposed as part of the scheme.
- 3.5 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Kenilworth Avenue without affecting the traffic flow.
- 3.6 Waste from the site will be removed by skips with the appropriate street licences.
- 3.7 Hours of operation will be in accordance with the good contractors 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 and Supplementary Planning 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.
- 4.3 The Supplementary Planning Document regarding residential conversions states various checklists which were referred to.
- 4.4 Checklist 1 of the Supplementary Planning Document is with regards to external alterations. It states that any external alterations must be carried out sympathetically.
- 4.5 Checklist 2 of the Supplementary Planning Document is with regards to extensions. It states that extensions must achieve acceptable residential amenity for existing and new occupiers. It should respect the character of the existing house and area ensuring outside amenity space is not unacceptably reduced.
- 4.6 Checklist 5 of the Supplementary Planning Document is with regards to issues that need to be taken account off in terms of privacy and outlook; access to sunlight and daylight; visual dominance and overbearing effects of a development, noise and disturbance.

5. Conclusion

- 5.1 The proposal is for a second storey side extension and part single and part two storey rear/side extension.
- 5.2 The design of the proposal is of an appropriate size and scale that does not appear over dominant in comparison to the house and the site it sits within.
- 5.3 The second storey side extension is set significantly back from the front building line and its size and scale is of an appropriate measurement so that appears it appears subordinate to the house.
- 5.4 The proposal is designed to protect the amenities of both neighbours in that the upper floor extensions are placed back from the building lines in order to increase the distance from the upper floor windows to their garden spaces.
- 5.5 The outdoor amenity space in terms of the size of the lawn is unaffected. This section of the application will only take up a small section of the paving area.
- 5.6 The proposal is consistent with policies and guidance notes outlined in Chapter 4.
- 5.7 I therefore would hope you consider this application for approval.