

Planning Statement - Grounds for Application

1) Introduction

The attached Planning Statement accompanies the Application for a Lawful Development Certificate for a proposed single storey garden room, landscaping and building on the existing garden area at rear of 109 Hemdean Road, Caversham, Reading RG4 7SS.

The following summary demonstrate the scope of the proposal, intended use and how it complies as a lawful permitted development by using the Permitted development rights for householders - Technical Guidance (Sept 2019).

The proposed building has been categorised as **Class E** as laid out in Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order").

2) Purpose of Proposed Building

The garden room is intended to be used as a place for recreational activities whilst in the garden.

There is no change to the dwellinghouse from the street preserving the existing street scene. Furthermore, the proposed plan is similar to garden rooms builds carried out at neighbouring properties.

The proposed size of the extension is considered subservient to the existing dwelling and the surrounding as it is build into the garden slope to lower its profile. The proposed materials would complement and enhance the existing dwelling and its surroundings.

The garden room will be connected to the utilities such as electric supply and CAT4 internet connection from the main dwelling house. The room will be heated using electric wall heater.

The rainwater off flow from the roof is directed towards the grassed garden via roof gutters. The land slopes downwards and away from the garden room towards the main dwelling house. The garden room is in excess of 20m away from the dwelling house which provides adequate land (soil) for rainwater dispersement. It is envisaged that the garden room will be fitted with rain water harvesting tank to reuse rain water for gardening purposes reducing water consumption from the mains.

3) Assessment against Permitted Development Rights for Householders - Technical Guidance (Sept 2019) Conditions

The information herein contains statements against applicable limits and conditions for Class E type of development with supporting information referenced.

1. The total area of ground around the house covered by buildings does not exceed 50% of the total area of the curtilage, excluding the original house. The proposed garden room introduces 15 sqm of Gross Internal Area (GIA). Excluding the original dwellinghouse results in a net total of 235.41sqm of rear curtilage. Considering various home extensions amounting to 49.43 sqm, still leaves 185.98 sqm of garden space to accommodate the proposed garden room. A plan and breakdown of the total area is provided in drawing no. 109HR.ALD00 ASSESSMENT OF REAR CURTILAGE.
2. No part of the building would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse nor would it be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse. The proposed location is detailed in Drawing no. 109HR.ALD00. ASSESSMENT OF REAR CURTILAGE and Drawing no. 109HR.ALD10 LOCATION OF GARDEN ROOM.
3. The building would not have more than a single storey.
4. As the building is within 2 metres of the boundary of the curtilage of the dwellinghouse, the height of the building would not exceed 2.5 metres when the height of the building is measured from the highest ground level immediately adjacent to the building to the building's highest point. Various elevations and plans for the garden room are shown in Drawing no. 109HR.ALD20. PROPOSED PLAN, ELEVATIONS AND CONSTRUCTION NOTES.
5. The height of the eaves of the building will not exceed 2.5 metres, when the height of the building is measured from the highest ground level immediately adjacent to the building. The proposed height is shown in the side view within Drawing no. 109HR.ALD20. PROPOSED PLAN, ELEVATIONS AND CONSTRUCTION NOTES.
6. The building, is not situated within the curtilage of a listed building.
7. The proposal does not include the construction or provision of a verandah, balcony or raised platform.
8. No land within the curtilage of the dwellinghouse is within -
 - 8.1. a World Heritage Site,
 - 8.2. a National Park,
 - 8.3. an area of outstanding natural beauty or
 - 8.4. the Broads,
9. The proposal does not relate to a dwelling (eg. extension to the dwellinghouse) or a microwave antenna.

4) Impact on Neighbouring Properties

Boundaries

The entirety of the garden room is within the red line boundary shown on the site location plan. This includes eaves and other features above ground level.

Impact on Neighbours Privacy and overbearing

The building sits on a sloping ground. To safeguard adjacent neighbours' privacy the building is to be built into the earth by excavating the earth rather than building up the slope as depicted below in figure 1 Alternative Approach.

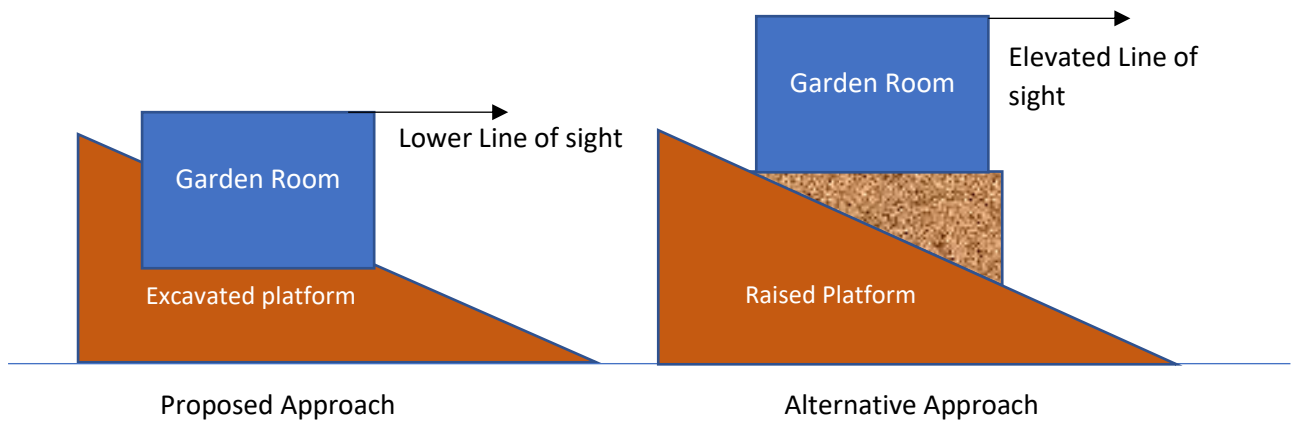


Fig1 - Cross Section of Garden and Garden Room depicting the proposed approach.

The topography of the proposed garden room does not overlook or be considered as overbearing due to its location, size and build approach.

There are existing garden rooms along the same street which have housed their garden room by raising the slope as shown above as the alternative approach.

The excavated earth will be used landscape elsewhere in the garden to even out the slope.

Loss of Light to Neighbours

The garden room is located at the end of the curtilage and does not affect the dwellinghouse of any neighbour. Furthermore, the proposed approach of excavating the slope to house the garden house reduces the structures overhang within the curtilage.

5) The Natural Environment

The Green Network

The property does not fall within any current or proposed Green Network. No trees or bushes are planned to be removed.

Topography

The proposed garden room lies at a lower level than the neighbouring garden levels.

6) The Street Scene and the Surrounding Area

Fenestration

As the proposed extension is entirely at the rear of the house, it does not affect the character and appearance of the street scene and horizontal rhythm.