



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

6 BURCOMBE WAY

EMMER GREEN

READING

RG4 8RX

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Report Prepared by	iPlans
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1. Introduction

1.1 iPlans has been instructed by Jack Tynan to submit a householder planning application for a two-storey side extension.

1.2 This application is submitted following a pre planning application (230552).

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

2. Site Location & Description

2.1 The site at 6 Burcombe Way, Emmer Green, Reading, RG4 8RX accommodates an end terrace property.

2.2 Photographs below shows the front and rear elevations of the dwellinghouse.



2.3 The external finish of the dwellinghouse is brick, and the fenestrations are uPVC.

2.4 Planning application for this property includes the following application:

2.4.1 230552 – pre planning application: two storey side extension

3. The Proposal

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

3.2 This application is submitted following a pre-planning application for the same proposal (230552). This application has taken account of the advice given and amendments have been made.

3.3 The extension will align with the front and rear building line of the dwellinghouse at ground level. The first floor will be stepped back from the front building line. There will be a window to the front elevation and a single door and window to the rear elevation at ground level. At first floor, there will be a window to the front and a window to the rear elevation. It will have the same roof design as the main dwelling roof but with a lower ridge height.

3.4 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Vehicles and construction activity can be accommodated down Burcombe Way without significantly affecting the traffic flow.

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

3.6 Hours of operation will be in accordance with the good contractors scheme.

4. Relevant Planning Policy

4.1 The Local Plan and Design Guide for House Extensions has been consulted as part of this application.

4.2 Policy CC7 of the Local Plan states that all development must be of high design quality that maintains and enhances the character and appearance of the area in which it is located. Proposals will be assessed to ensure that the development makes a positive contribution to the character of a place.

4.3 Policy CC8 of the Local Plan is with regards to safeguarding amenity. Development should not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties in terms of privacy and overlooking, access to sunlight and daylight, visual dominance and overbearing effects of a development, harm to outlook, noise and disturbance.

4.4 Policy H9 of the Local Plan is with regards to house extensions. They will be acceptable where it respects the character and appearance of the house in terms of scale, location, materials and design. They should respect the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design. They should not present an overbearing impact on neighbours.

4.5 The Design Guide for House Extension states that bulky and sizeable proposals in relation to the existing dwelling will not be considered favourably. Consideration needs to be given to the size of the existing dwelling and what is considered subservient to the existing dwelling. Extensions should complement and not appear overbearing to the existing dwelling. Disproportionate proposals that are considered harmful to the character and appearance of the existing dwelling are unlikely to be supported. Care should be given when designing an extension of any scale that there is not a loss of daylight to habitable rooms in neighbouring dwellings. It is highly likely that an application will be refused unless it demonstrates that neighbouring dwellings will not suffer from a loss of light. This can be demonstrated in proposals by illustrating the 45-degree rule of thumb on proposed plans and an assessment of orientation in relation to direct sunlight to important habitable rooms. Two storey side extension should be designed to be smaller in scale than the main house. This can be achieved by setting the proposed front elevation of the extension further back from the front elevation of the original house and maintaining a gap between neighbouring buildings by bringing the upper floor away from the side boundary. These devices should result in the ridgeline of the roof of the extension being significantly lower than that on the original house and the overall effect is an extension in proportion with the original house and generally with the neighbouring properties. Proposals for side extensions that will result in the loss of a gap to the detriment of the local character will fail policy CC7 and will not normally be granted planning permission. To comply with the protection of privacy criteria, side windows on upper floor levels should be avoided. On the end of terrace properties and pairs of semis the roof design should retain the symmetry of the original block. However, in some cases, in order to avoid overshadowing neighbouring properties or create too much mass, a hipped roof rather than gable may be accepted.

5. Conclusion

5.1 The proposal is for a two-storey side extension.

5.2 This application is submitted following a pre-planning application for the same proposal (230552).

5.3 In the planning report, it was said that the width viewed from the front would be excessive and disproportionately wide. Also, the proposed two storey side extension would project from the side of the existing property to the boundary with an angled flank wall. The proposal should be revised to maintain the rectangular shape of the existing dwellinghouse and neighbouring properties on the street. This application has reduced the width of the side extension so that it no longer follows the shape of the boundary at the front thus when viewed from the front, it would appear proportionate to the existing dwellinghouse.

5.4 The proposed extension will have a subordinate appearance to the main dwelling with the lower ridge height and the front set back at first floor.

5.5 The proposed materials will match with existing materials so as to protect the character and appearance of the property.

5.6 I therefore hope you would consider this application for approval.