



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

HARVEYS HOUSE

PEPPARD ROAD

EMMER GREEN

READING

RG4 8TN

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1. Introduction

1.1 iPlans has been instructed by Stuart Williamson to submit a householder planning application for a two-storey side rear extension to include balcony following the demolition of the existing garden room, first floor rear extension and fenestration changes to include porch.

1.2 This application is submitted following a pre-planning application (240067).

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

2. Site Location & Description

2.1 The site at Harveys House, Peppard Road, Emmer Green, Reading, RG4 8TN accommodates a detached property.

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



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

3. The Proposal

3.1 This householder planning application is for a two-storey side rear extension to include balcony following the demolition of the existing garden room, first floor rear extension and fenestration changes to include porch.

3.2 This application is submitted following a pre-planning application (240067). The design has been amended taking account of the advice given in the pre-planning application. This includes reduction in scale of the proposed two-storey extension.

3.3 The proposed two-storey side and rear extension to include steps and balcony will be located to the left side. The existing garden room will be demolished to make way for the proposed extension. It will be stepped back from the front building line and will have a staggered design. It will measure 5500mm deep beyond the existing rear building line. At ground level, there will be a window to the front elevation, 2x door, steps and a window to the left elevation, a bi-folding door to the rear elevation and a bi-folding door to the right elevation. At first floor level, it will measure 3500mm beyond the rear building line of the dwellinghouse. There will be a window to the front, 3x window to the left elevation and a bi-folding door to the rear elevation. This will lead out to a balcony area which will measure 2000mm deep and 5257mm wide. There will be 1100mm high screening on all sides of the balcony.

3.4 The existing rear building line at first floor level is staggered. The proposed first floor rear extension would square off the property. There will be a window to the rear elevation.

3.5 In terms of fenestration changes, at ground level, there will be a new window and a front door with glazed panels either side of it to the front elevation. There will be an open porch to the front elevation. The existing dining room fenestrations will be removed and replaced with a bi-folding door. At first floor, there will be a new window to the front elevation. The existing front left bedroom window will be removed and opening closed up.

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

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

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

4. Relevant Planning Policy

4.1 The Local Plan and Design Guide To House Extensions Supplementary Planning Document 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 apposite 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 to House Extensions Supplementary Planning Document state 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. Rear extension proposals would likely not be supported if they demonstrate any of the following:

- 4.5.1 Harm to neighbouring dwellings in terms of overlooking. This can be avoided in most cases by not having windows on the side elevations of rear extension
- 4.5.2 Harm to neighbouring dwellings in terms of loss of light. Two storey rear extensions should not be closer than a line taken at 45-degree from the middle of any window of a habitable room in a neighbouring property.
- 4.5.3 Designs that do not complement the existing dwelling
- 4.5.4 The rear extensions extends more than 4m from the existing dwelling. This applies to both single storey and two storey rear extensions. However, the acceptability of a rear extension in terms of length and height will be derived from the circumstances of the application site. In some cases, an extension of more than 4m may be acceptable, but this needs to be justified.

4.5.5 The resulting rear extension would reduce the back to back distance between dwellings to under 20m for two storey developments.

4.6 In terms of side extensions, two storey side extensions 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.

5. Conclusion

5.1 The proposal is for a two-storey side rear extension to include balcony following the demolition of the existing garden room, first floor rear extension and fenestration changes to include porch.

5.2 This application is submitted following a pre-planning application (240067).

5.3 In the pre-planning application report, in terms of the two-storey extension, it was said that the proposal would appear overly wide, and large in contrast to the original dwelling. This would represent an overbearing appearance to the neighbouring single storey mobile homes, including their private amenity spaces. The height and depth of the proposal would also, when combined with the ground level height difference to the access road, would appear overly large and dominant to the public area. As a result of the location, scale and massing of the proposal, it is not considered that the development would respect the character of the host dwelling. A proposal should be revised to appear subservient to, and respect the character and appearance of the host dwelling. This advice has been taken into account and the proposed design has now reduced the scale and mass of the two-storey extension so that it is in proportionate scale to the original dwelling. The extension is now set back from the front building line.

5.4 The report states that it is unclear how the extension sits within the plot and that this should be further demonstrated. A site location plan has been included as part of this householder planning application.

5.5 In terms of impacts to amenity, it was said that in considering revisions, the application should consider any daylight/ sunlight impacts of the proposals. The proposed extension is in a location with no immediate buildings surrounding it thus proposal will have no impact to daylight/ sunlight to a habitable room.

5.6 In terms of the porch, it was said at this is minor in nature and likely to be acceptable.

5.7 It was said that a biodiversity net gain now applies to all developments. This application is considered to be exempt. An ecologist has been engaged to provide calculations to determine this.

5.8 The proposed extension is of an integrated design. Its appearance will blend in with the existing dwellinghouse. It is a detached property and can accommodate the work without appearing dominant or cramped.

5.9 The report concluded that the proposal would fail to respect the scale and design of the original dwelling. As such, the proposal should be revised to reduce the size and scale of the proposal to appear a subservient addition to the original dwelling. In response to this, the proposal has been amended and is now of a scale that is considered subordinate and in proportionate to the existing dwelling. Information requested in the pre-planning application has been provided within this planning application.

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

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