



SHAUN TANNER
ARCHITECTURE & PLANNING

PLANNING SUPPORTING STATEMENT

**SINGLE STOREY EXTENSION, NEW PITCHED ROOF AND
NEW DETACHED CAR PORT**



Aerial view of Jasmine Cottage

**JASMINE COTTAGE
THE CHASE
THE WARREN
CAVERSHAM
READING
RG4 7TQ**

March 2024



Introduction

This Planning Supporting Statement accompanies the application for planning consent to: ***Erect single storey rear extension, side porch extension, front entrance canopy and new pitched roof over existing flat roof section to the main dwelling Jasmine Cottage.***

This planning statement will cover the background of the application and provide the necessary information to enable its determination by officers at the Council.

In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed.

The relevant application fee will be submitted by the applicant separately.



The site lies within the Thames floodplain (flood zone 3) and 0.37ha in area. The gross internal area of the proposed extensions and car port is 83.5 sqm and 16 sqm terrace.



Planning History

Planning permission was granted in January 2004 for the demolition of the existing house and replacement with a new house - Application ref. 03/01309/FUL. Discharge of Conditions Application ref. 081428 was granted in December 2008.

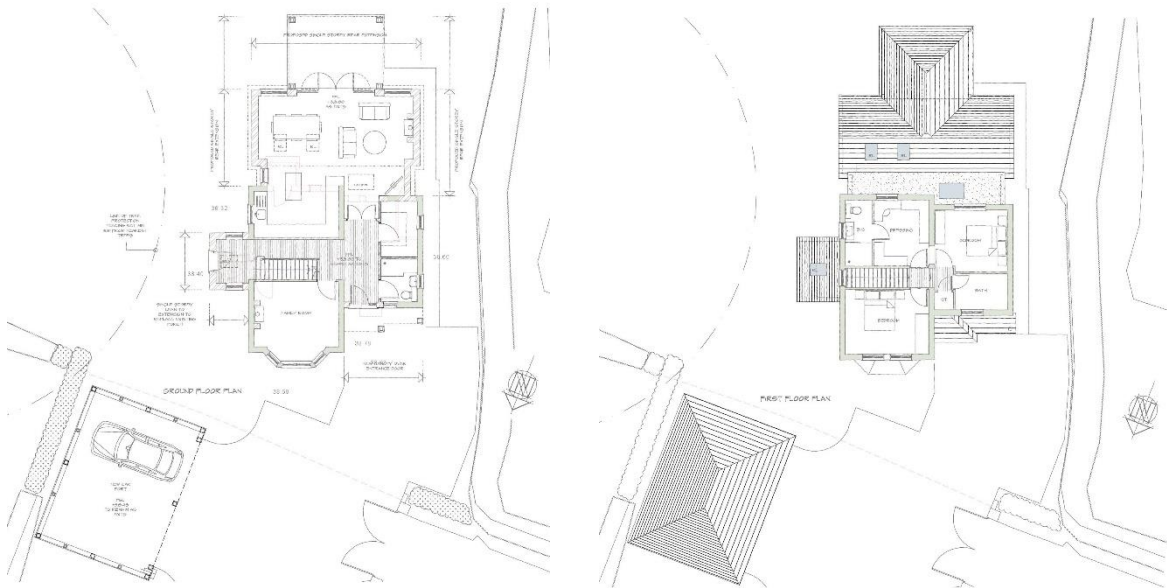
Planning Considerations

The property would be within flood zone 3 and would be subject to flooding. To avoid risk to life the finished floor level of extension was maintained to match current finished floor level (+38.99), which is (+38.29) 0.7m above finished ground level.

The new car port would be open plan with flood voids at rear.

The raised deck area at the rear is designed to sit at finished floor level to allow for a safe dry outdoor space set above the flood level.





Access

Both Jasmine Cottage and The Chase share the same access to the middle of the application site. The proposal is to maintain existing access for Jasmine Cottage only, blocking up the access to The Chase with screen planting and creating a new access to The Chase alongside the boundary parallel to existing access.

Materials

The existing roof was re-roofed in late 2023/ early 2024 with matching plain clay tiles. No evidence of bats was found during that time. The proposed materials would match existing, where new plain clay tile pitched roof is proposed over existing flat roof section, new facing brickwork to match existing with matching painted render gable panel above.

A new car port would be constructed using facing brickwork plinth and horizontal featheredged timber boarding with plain clay tiles to roof.



Conclusion

We trust this report and associated drawings clearly state the reason why this application should be acceptable.