



SHAUN•TANNER
ARCHITECTURE & PLANNING

STL Architecture Ltd
3 Thames Court
2 Richfield Avenue
Reading
RG1 8EQ

PLANNING SUPPORTING STATEMENT

**For the erection of a detached garage
at
164 Kidmore End Road
Emmer Green
Reading
RG4 8SU**

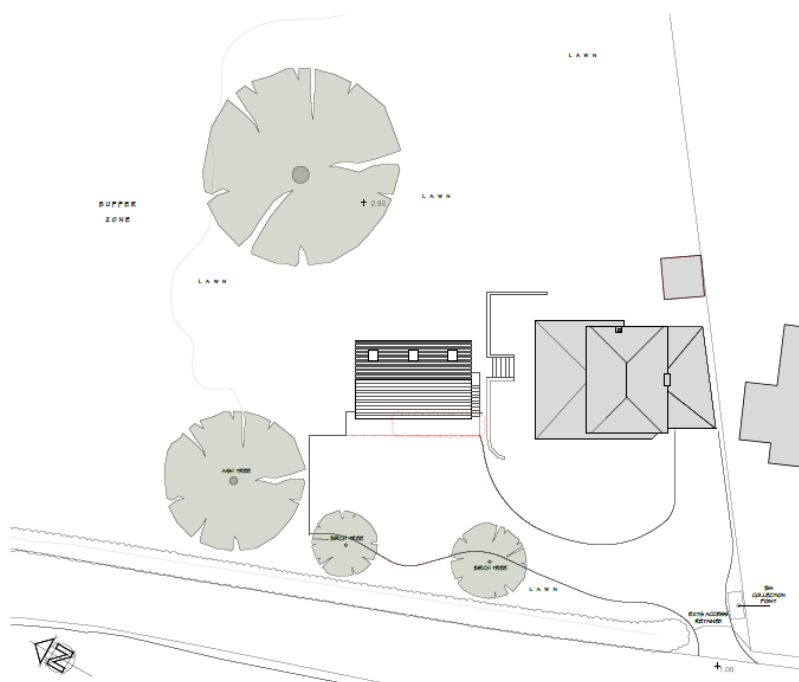


Aug 2024

Email: studio@stlarchitecture.co.uk | **Tel:** 0118 9890808 | **Web:** www.stlarchitecture.co.uk

Registered Office Lime House, Grass Hill, RG4 7TJ
Company No. 12041439 VAT No. 325235524

This statement has been prepared in the context of the Reading Borough Local Plan, adopted November 2019, and will cover the history and context of the proposal and outline the necessary information required to provide a determination from Reading Borough planning officers. The resulting conclusion is that key materials considerations, including the impact on; character, neighbours and highway safety are acceptable, and the wider objectives of the relevant local and national planning policy are met.



The proposal is to erect an oak frame detached garage with accommodation within the roof space immediately to the north of the host dwelling.



Design and Layout

The garage will maintain a 4.8m gap to the host dwelling due to the topography. The existing driveway and access will remain unaffected.

The garage will be 6m deep 9m in width. It will be set with a slab level of 1.5m below the existing dwelling. The eaves level will be set 3.2m above finished slab level with a ridge height of just over 6m, well below the height of the host dwelling.

Within the roof will be ancillary accommodation for sailboat storage and a home office.

The garage will be finished with natural softwood featheredge boarding with a plain clay tile roof. The oak frame will be a 3-bay sling brace design with traditional $\frac{1}{2}$ hips. To the south side will be an external oak staircase. There will be 3 open garage spaces used in this case to store boats. There will be 3 Velux rooflights facing east.

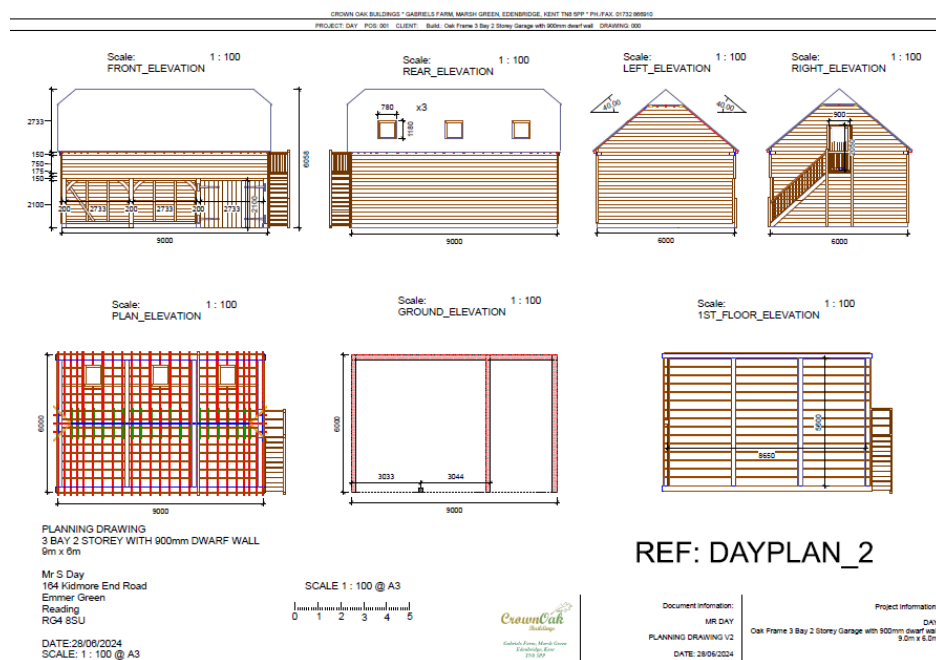


Figure 1 - Proposed garage



The site cannot be viewed from the road by virtue of the 3m high evergreen hedge fronting Kidmore End Road. The primary reason for the outbuilding is to accommodate sailing dinghies used for competition, which when not in use require dry storage.

Trees

This proposal will not result in the loss of any trees. The existing woodland to the North will be maintained and protected.

Please refer to AIA (Arboricultural Impact Assessment with TPP (Tree Protection Plan) included with application.

Biodiversity

This application is not supported by a bat survey due to its detachment from the dwelling.

Highways

This application will not affect the existing access.

Conclusion

This Statement has sought to demonstrate the proposed development is acceptable in principle. Material planning considerations have been assessed and it is concluded the site can be developed as proposed without adverse impacts to the character of the area, amenity of neighbouring land uses, highway safety and ecology.