

## Planning Statement

**Job No:** 2406  
**Job Name:** 3 Victoria Road Tilehurst  
**Issue Date:** 16.09.2024  
**Client:** Gill Rafferty

### For the Proposed Annex and Modernisation at 3 Victoria Road, Tilehurst, RG315AA

#### 1. Introduction

This Planning Statement accompanies the householder planning application for the construction of an annex and associated modernisation works at 3 Victoria Road. The proposal is designed to meet the evolving needs of the Rafferty family, including multi-generational living, while ensuring that the property continues to blend harmoniously with its surroundings in Tilehurst, where the family has long resided.

#### 2. Proposed Development

The proposal includes the following elements:

- **Construction of an annex** for an elderly parent to enable assisted living.
- Installation of a **light well** to bring natural light into the annex's bedroom and living room.
- A **large kitchen** suitable for multi-generational use.
- Modernisation of the existing house, including a **new bathroom** and the conversion of a **non-compliant loft space** to a loft conversion that adheres to current building regulations.
- A **rear extension**.

#### 3. Need for the Annex

The proposed annex will provide essential living space for an elderly family member, allowing them to maintain independence while benefiting from close family support. This annex will be designed with accessibility in mind, ensuring a comfortable and functional environment for assisted living.

By integrating a **light well**, we aim to provide a well-lit, healthy living environment in the annex, enhancing the comfort of the internal spaces, particularly in the bedroom and living room. This feature also respects the visual integrity of the existing property and its surroundings, maintaining the aesthetic appeal of the development.

#### 4. Multi-Generational Living

The design of the annex also includes a **large kitchen** intended for multi-generational use. This shared kitchen will enable the entire family, including the elderly parent, to live together in a way that respects privacy while fostering family cohesion.

#### 5. Site and Context

The property benefits from a **large curtilage**, which can easily accommodate the size of the proposed annex and rear extension without compromising the available outdoor space or the overall character of the site. The plot size and the thoughtful design of the extension ensure that the annex and additional rear extension will not overwhelm the existing building or detract from the residential character of the neighbourhood.

#### 6. Rear Extension

The proposed rear extension will slightly oversail the width of the existing property, expanding beyond the main building line. However, this design approach is not unprecedented. Similar extensions exist on other properties in the street, particularly 19 Victoria road, where a rear extension of comparable width has been constructed, effectively setting a **precedent** for this type of development.

Additionally, it is worth noting that there is **no uniform style** of house on the street. The architectural styles and designs vary, allowing for greater flexibility in adapting properties to meet modern family needs. The extension will therefore not appear out of character in the context of the surrounding properties.

#### 7. Recent Refurbishments in the Vicinity

In the immediate vicinity, there have been **several much larger refurbishments and extensions** in recent years, which have significantly altered the scale and appearance of neighbouring properties. This trend toward modernisation and larger developments further supports the proposal, demonstrating that the local area is already evolving in a way that accommodates larger extensions and refurbishments. The proposed works at 3 Victoria Road are in keeping with this trend and are appropriately scaled for the size of the plot.

## 8. Modernisation of the Existing Property

In addition to the annex and rear extension, the proposal seeks to update and modernise the main house. Key elements include:

- **Refitting the bathroom** with contemporary fixtures, improving both aesthetics and functionality.
- **Converting the existing loft** into a compliant space in line with the latest building regulations. The current loft is not suitable for use due to non-compliance with modern standards, and this proposed conversion will rectify this while adding valuable living space to the property.

These improvements will enhance the overall energy efficiency, safety, and usability of the home, bringing it up to modern living standards without impacting its external appearance or surrounding environment.

## 9. Planning Policy and Compliance

The proposal has been carefully designed to comply with relevant local and national planning policies, including those that promote sustainable development, respect for local character, and provisions for meeting the needs of the aging population.

- The annex will allow a **family-focused solution** for assisted living, reducing the need for external care facilities and providing greater family support.
- The design ensures **minimal impact** on neighbouring properties, as the large site can accommodate the annex and rear extension without causing overdevelopment or overlooking issues.
- The **modernisation works** are necessary to bring the property up to current standards and ensure long-term sustainability.

## **10. Conclusion**

The proposed annex, rear extension, and modernisation works will support the needs of the Rafferty family, particularly by enabling assisted living for an elderly parent, while preserving the character of the existing home and its surroundings. The rear extension's design, while slightly wider than the main building, reflects the evolving character of the street, where similar extensions already exist. Furthermore, recent refurbishments in the vicinity have established a precedent for larger developments, making this proposal entirely in keeping with the area's development pattern. The annex is a proportionate and sensitive addition to the property, making efficient use of the large plot and enhancing the functionality of the house for multi-generational living. The overall proposal aligns with both family needs and planning policy, and we respectfully request that this application be approved.

We trust that the Planning Department will give due consideration to this application, and we look forward to your feedback.