

THE PROPERTY: 10 ANGLEFIELD ROAD, CAVERSHAM, READING
RG4 5HP

REPORT TYPE: PLANNING STATEMENT

Date: 08 October 2024

Report reference: PS/2259/01

Architecture.....Structural Engineering.....Building Surveying

Property Address: Report type	10 Anglefield Road, Caversham, Reading RG4 5HP Planning statement – October 2024	jago associates
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1.0 INTRODUCTION

1.1 General

This planning statement is prepared to form part of planning application to be submitted in respect of as built variations occurred to roof structure, rear elevation windows in the construction of First floor rear extension, loft conversion with side facing dormer.

1.2 Scope and Limitation of the planning statement

There had been a recent refusal of planning variation application. The refusal was made based on two planning policy reasons. The scope of this planning statement is to review reasons for refusal with a view to resubmit a planning application. In this respect consideration is given to the actual facts this matter reviewing and comparing previous planning approvals. Hence, this statement is mainly to justify the need for a further planning application for consideration of planning approval of variations.

2.0 PLANNING APPLICATION HISTORY

2.1 General

The subject property is two-storey end of terraced residential dwelling house probably built circa 1950. The building plan has two-storey originally built rectangular footprint.

The following extensions have been completed:

1. Recently built first floor and roof extension to rear with side facing dormer roof extension. This work has been carried out upon planning permission ref: 211335.

There had been a material variation to planning approval and a variation application has been considered and approval was refused in July 2023. **Please read in conjunction with appended drawings No 2259/PS01 and PS02.**

The property is built on a land, which has a sloping topography in front to back direction across the land and along the land with garden spaces to front and rear.

2.2 RECENT PLANNING DECISION

Planning variation application reference: 240122 was considered and approval was refused for the following reasons:

1. The submitted plans do not sufficiently address the harm created by the unauthorised works and continue to perpetuate the harm identified, in particular due to the unsympathetic fenestration layout at the rear elevation, and the dominating rear dormer, both of which harm the character and appearance of the property and that of the wider area, contrary to Policy CC7 and H9 of the Reading Borough Local Plan 2019.
2. The submitted plans do not sufficiently address the harm to residential amenity created by the unauthorised works, and continue to perpetuate harm to

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neighbouring residents through a dominating and overbearing structure and perceived loss of privacy by way of an unsympathetic fenestration layout, contrary to Policy CC8 of the Reading Borough Local Plan 2019.

3.0 PROPOSED DETAILS AND REASONS FOR RESUBMISSION

Detailed review was carried out in respect of Planning policies CC7, CC8 and H9 of the Reading Borough Local Plan 2019. Based on the findings the reason for the refusal of application (Ref: 240122) the following facts are presented for reconsideration:

Fenestrations: There was an as-built variation of window details of rear elevation. In the current proposal the windows will be replaced to match with details shown in the planning approval (Ref: 21335) as shown in Drawing no. 2259/PS01.

Rear dormer: This has been constructed as per the approved drawings and the visible area of rear elevation of the dormer, as built, is reduced by 26.2%. Therefore, it does not have any dominating effect of the appearance.

Overbearing structure: The visible elevated area of the extended rear elevation, as built, is increased only by 3.31% of the approved proposal. If we consider total rear elevation area, is increase only by 1.39% of the approved proposal. This is minimal increase and in compared to approved proposal this is insignificant in order to consider an overbearing structure. Left hand side elevation and its visible area is no difference to the approved elevation. Details will be amended to suit approved details as shown in Drawings No. 2259/PS02.

Privacy: In this respect, as stated under Fenestrations all windows will be replaced to suit the approved plan sizes. Giving due consideration to approved details there is no recognised adverse effect on the privacy of any neighbouring property.

4.0 CONCLUSION

Having established the above identified details in respect of local planning policies (stated above) we consider the proposed details are in order to comply with said policies. Therefore, we consider the application should be considered accordingly.

JAGO ASSOCIATES
October 2024

Appendix: Drawings numbered 2259/PS01 and PS02

APPROVED DETAILS:

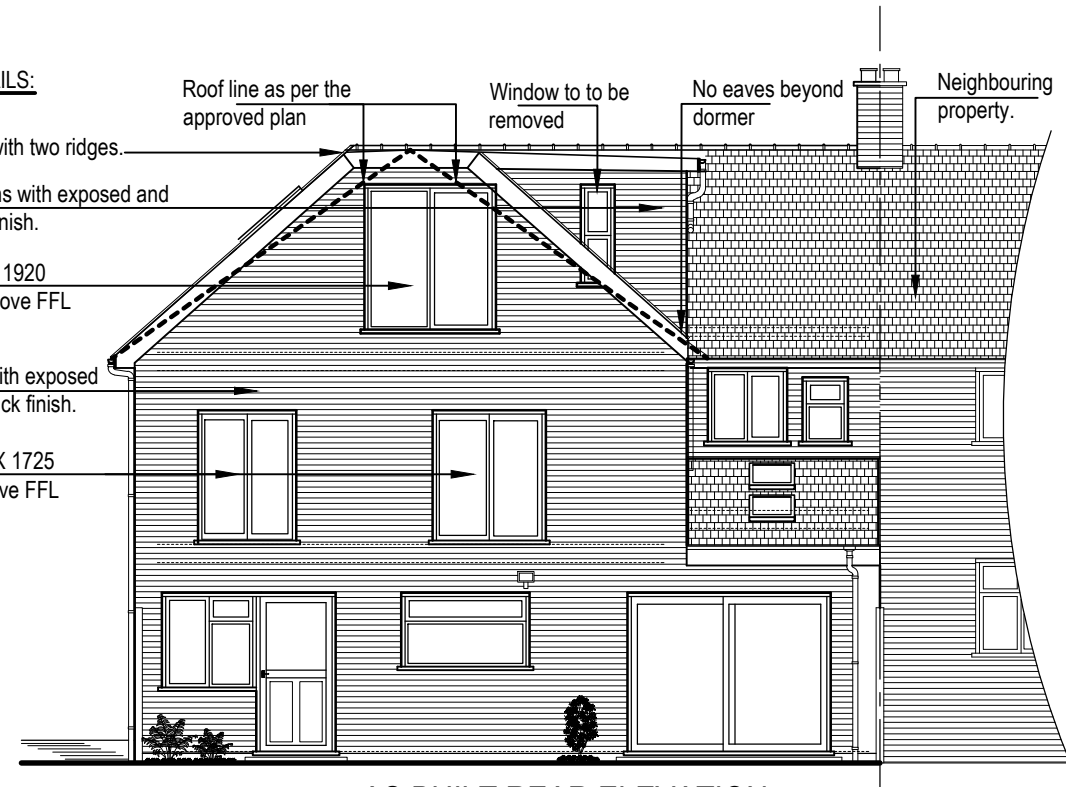
Gable wall with a ridge.
Dormer elevations with vertically hung tile cladding.
Window: 1500x1500
Sill at 300mm above FFL
Rear elevation with exposed and fair-faced brick finish.
Windows: 1500x1500
Sill at 600mm above FFL
Rear elevation with exposed and fair-faced brick finish.
Existing Windows
No changes



APPROVED REAR ELEVATION
APPROVAL REFERENCE 211335

AS-BUILT DETAILS:

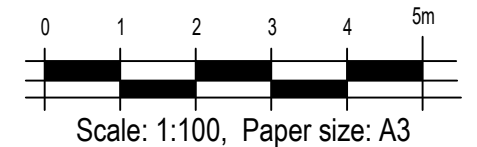
Gable wall wall with two ridges.
Dormer elevations with exposed and fair-faced brick finish.
Window: 1740 X 1920
Sill at 300mm above FFL
Rear elevation with exposed and fair-faced brick finish.
Windows: 1300 X 1725
Sill at 50mm above FFL



AS BUILT REAR ELEVATION

REAR ELEVATION OF EXTENDED AREA
Area as approved = 33.4m2
Area as built = 34.5m2
Percentage of elevation area increased = 3.31%

Dormer rear facing elevation area as approved = 4.57m2
Dormer rear facing elevation area as built = 3.37m2
Percentage of elevation area reduced = 26.2%



Window height slightly reduced to avoid clashing with roof line.
Window: 1740x1750
Sill at 300mm above FFL
Windows to be replaced as per details of approved drawings
Windows: 1500x1500
Sill at 600mm above FFL



PROPOSED REAR ELEVATION

Rev	Date	Description	By	Checked
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Project
10 ANGLEFIELD ROAD, READING
Proposed First floor rear extension, roof extension and dormer facilitating second floor

Drawing Title
APPROVED, AS BUILT AND PROPOSED REAR ELEVATIONS

Drawing Date Oct. 2024	Scale 1:100	Paper size A3	Status Planning
Project No. 2259	Drawing No. PS01	Revision	Revision Date

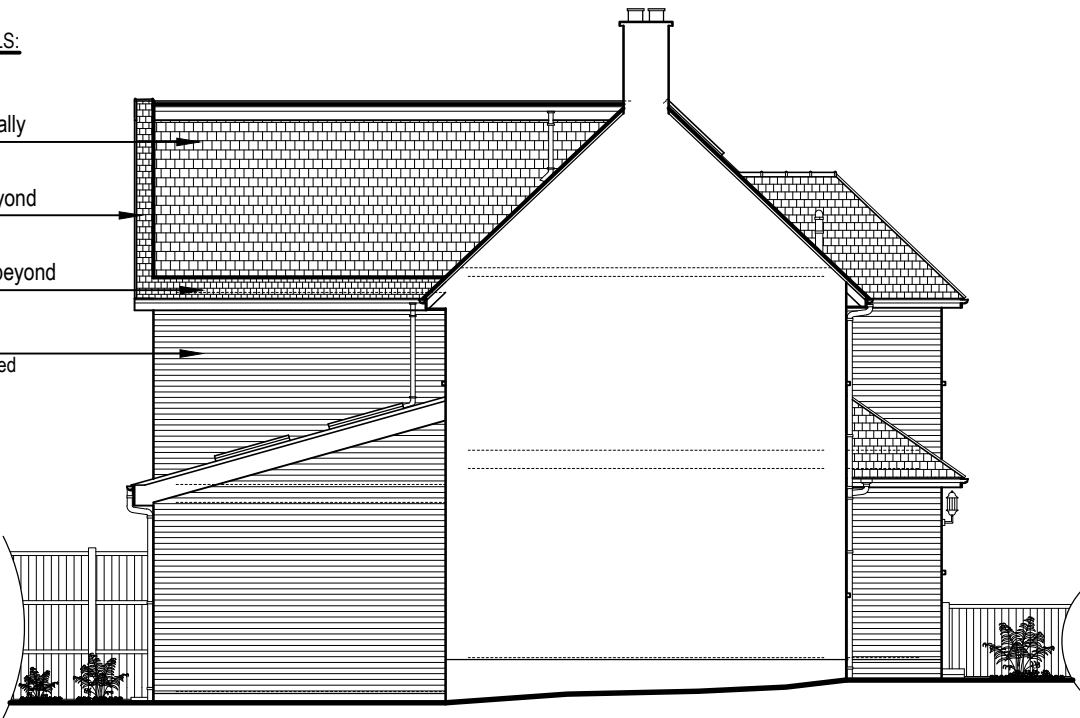
APPROVED DETAILS:

Dormer with vertically hung tiles.

Roof overhang beyond face of the wall.

Eaves and gutter beyond dormer wall

Rear elevation with exposed and fair-faced brick finish.



APPROVED LEFT HAND SIDE ELEVATION
APPROVAL REFERENCE 211335

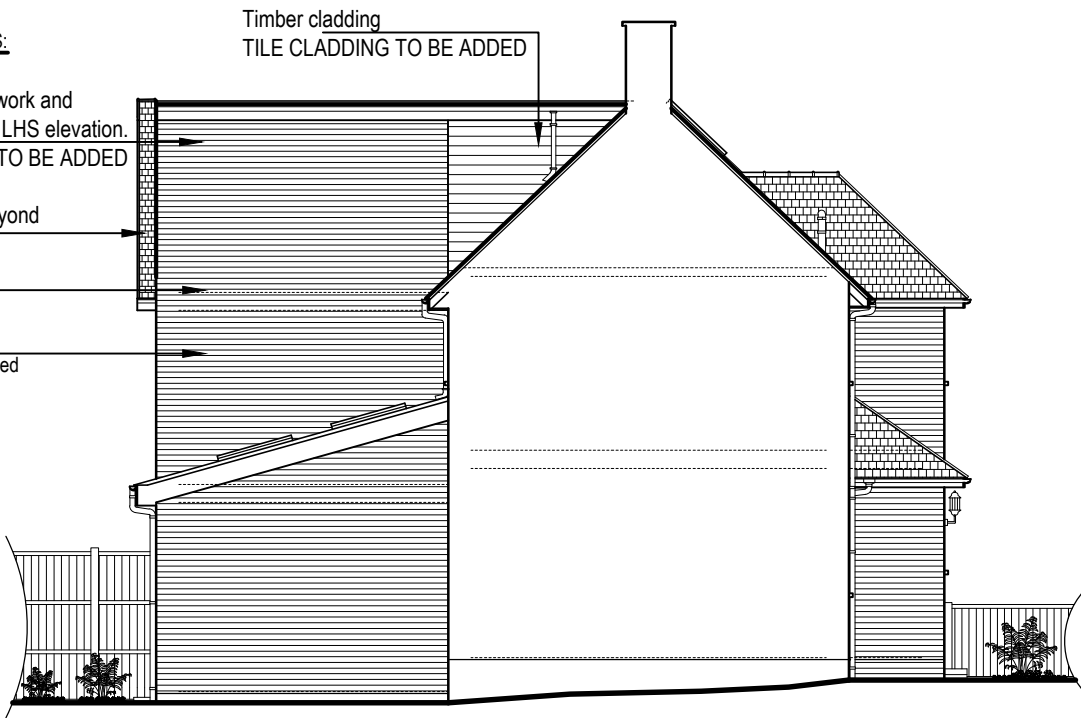
AS BUILT DETAILS:

Dormer with brickwork and fair faced finish to LHS elevation.
TILE CLADDING TO BE ADDED

Roof overhang beyond face of the wall.

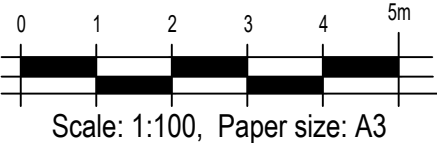
No roof eaves.
TO BE ADDED

Rear elevation with exposed and fair-faced brick finish.



AS-BUILT LEFT HAND SIDE ELEVATION

NOTE:
Elevation area and visible size as per approved details



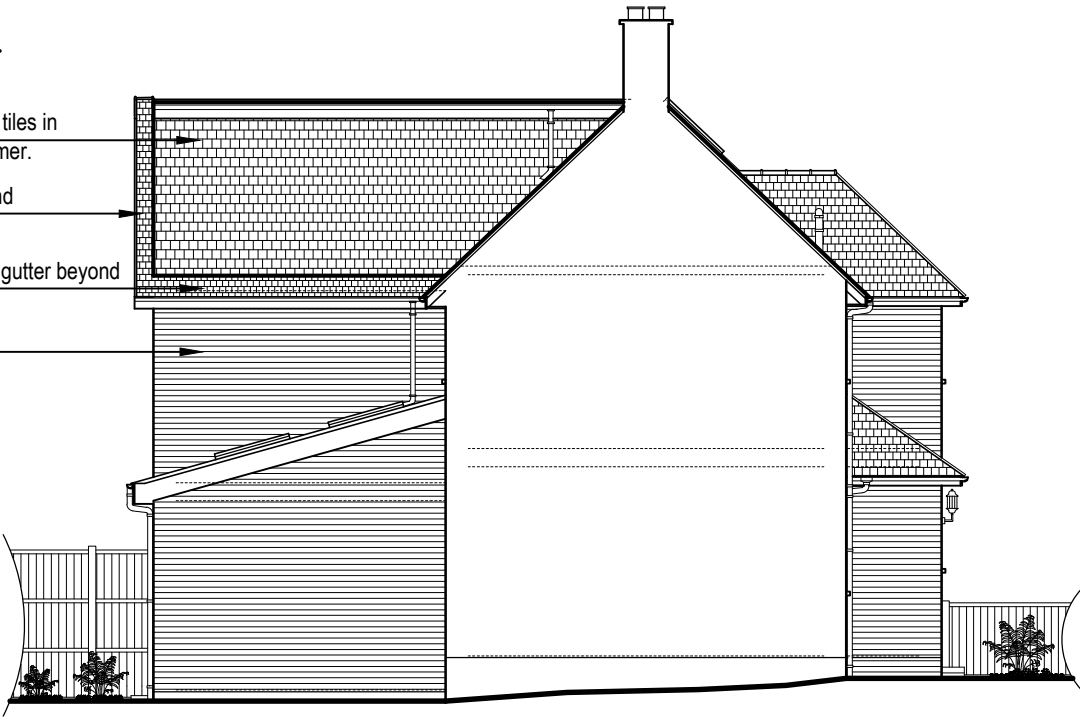
PROPOSED DETAILS:

Install vertically hung tiles in LHS elevation of dormer.

Roof overhang beyond face of the wall.

Construct eaves and gutter beyond dormer wall

Rear elevation with exposed and fair-faced brick finish.



PROPOSED LEFT HAND SIDE ELEVATION
TO MATCH WITH APPROVED DETAILS

Rev	Date	Description	By	Checked
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Drawing Title
APPROVED, AS BUILT AND PROPOSED LEFT HAND SIDE ELEVATIONS

Drawing Date	Scale	Paper size	Status
Oct. 2024	1:100	A3	Planning

Project No.	Drawing No.	Revision	Revision Date
2259	Ps02		