

**Application Prior Approval for an extension at the rear 3.70L x 3.90W x 2.90H and
removal of internal wall**

54 Shirley Avenue RG2 8TD

Planning Statement

Dear Sir/Madam,

Please find supporting cover letter / evidence to verify application for:

Application for a Prior Notification / Prior Approval for a proposed single storey rear extension to measure 3.7 metres in length of rearward projection, 3.9 metres in width with a maximum height to a pitched roof of 2.9 metres, at 54 Shirley Avenue RG2 8TD. This application is made via the Planning Portal for Reading Borough Council.

This document outlines the proposals compliance with Schedule 2, Part 1 Class A.1 (g) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Please find attached the following information in support of this application:

- Application Form.
- Site Location Plan.
- Existing and Proposed Site Plan/Block Plan.
- Existing and Proposed Floor Plans;
- Proposed and existing Rear Elevations

The General Permitted Development Order was adopted in 2015 (2021 amended) and is relevant to the Proposals. This supporting statement will assess the Proposals against key policies of the General Permitted Development Order to try and demonstrate its compliance.

Application Site

54 Shirley Avenue Reading, RG2 8TD is a two-storey, mid-terrace 3-bedroom dwelling, within a large residential curtilage. Many neighbouring properties have been extended and there is a mixed character to the street.

There are currently no other significant site constraints which are of relevance to this proposal. The property is not listed and does not fall within a conservation area. No TPOs are recorded on site.

Site Photos:



Site Photo: Frontage



Site Photo: Existing Rear View

The map shows a residential neighborhood with several streets. Whitley Wood Road runs diagonally from the top left towards the center. Shirley Avenue runs diagonally from the bottom left towards the right. Mortimer Close is a smaller street branching off Shirley Avenue. A red rectangle highlights a plot of land located between Whitley Wood Road and Shirley Avenue, adjacent to a green space. The map includes a scale bar at the bottom indicating distances from 0m to 200m, and a north arrow pointing upwards.

No previous planning applications. neighbouring properties have been extended and there is a mixed character to the street.

The site which is the subject of this application is seeking to formally submit to Prior approval for a single storey rear extension & removal on an internal wall.

The Proposal involves the construction of a small single storey extension to the rear of the property. The extension would be constructed of matching brickwork and matching windows and doors. The Internal wall will provide and increase of domestic space to allow room for dinning area.

The extension would have a maximum width of 3.9 metres, a maximum length of 3.7 metres a maximum height of 2.9 metres with a maximum eaves' height of 2.5 metres.

It seeks to ensure all aspects of the of the development are within compliance with The National Planning Policy Framework (NPPF) (2021) supports the development within sustainable locations that are visually attractive and sympathetic to the surrounding area (see Para 130). It places significant weight on design quality (Para 134) and states that proposals should consider local planning policy.

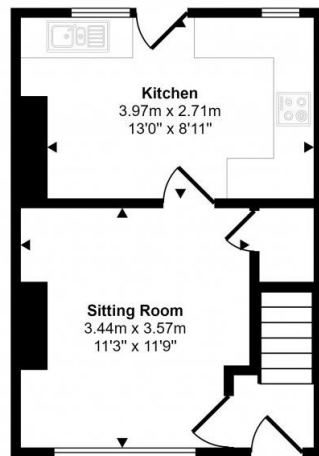
Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.

The current Local Plan for Reading is the Reading Borough Local Plan (2019). The policies relevant for considering this application are as follows:

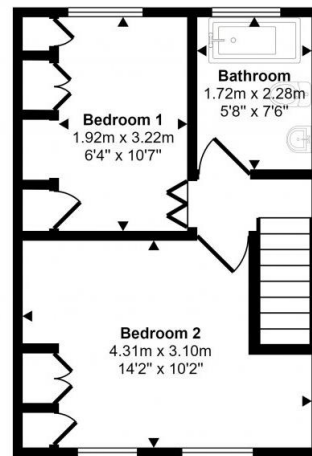
- CC7 Design and the Public Realm
- CC8 Safeguarding Amenity
- Policy H5: Housing – Subdivision and Extensions
- Reading Residential Design Guide SPD (2014)
- Policy EN14: Flooding and Sustainable Drainage
- Permitted Development Rights

Floor Plans: Existing Floor Plans

Approx Gross Internal Area
56 sq m / 606 sq ft



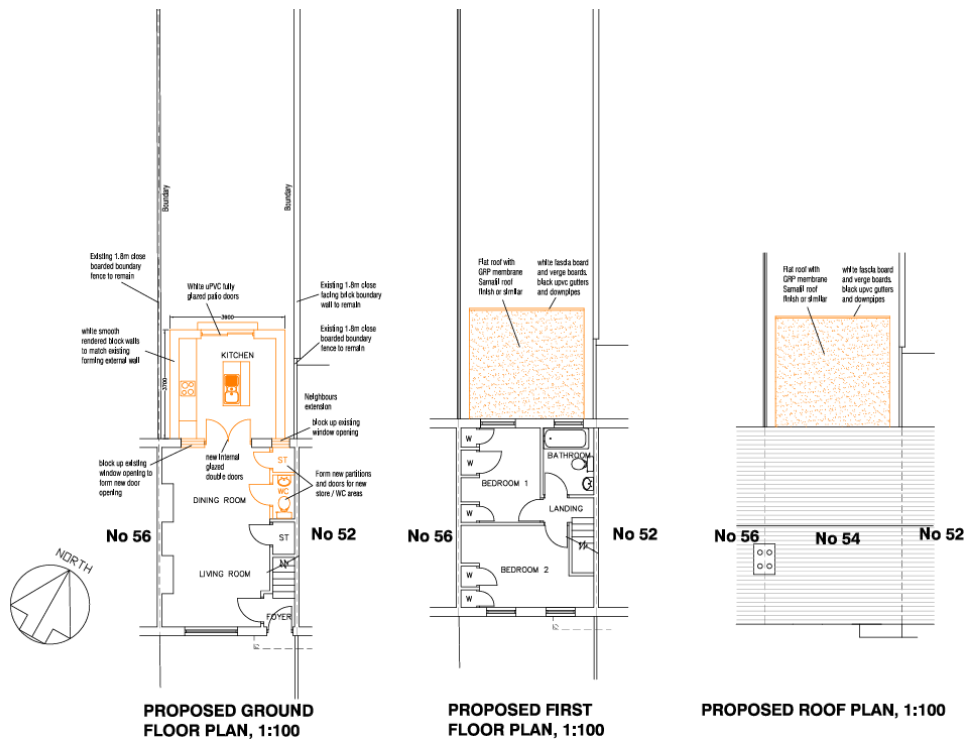
Ground Floor
Approx 28 sq m / 303 sq ft



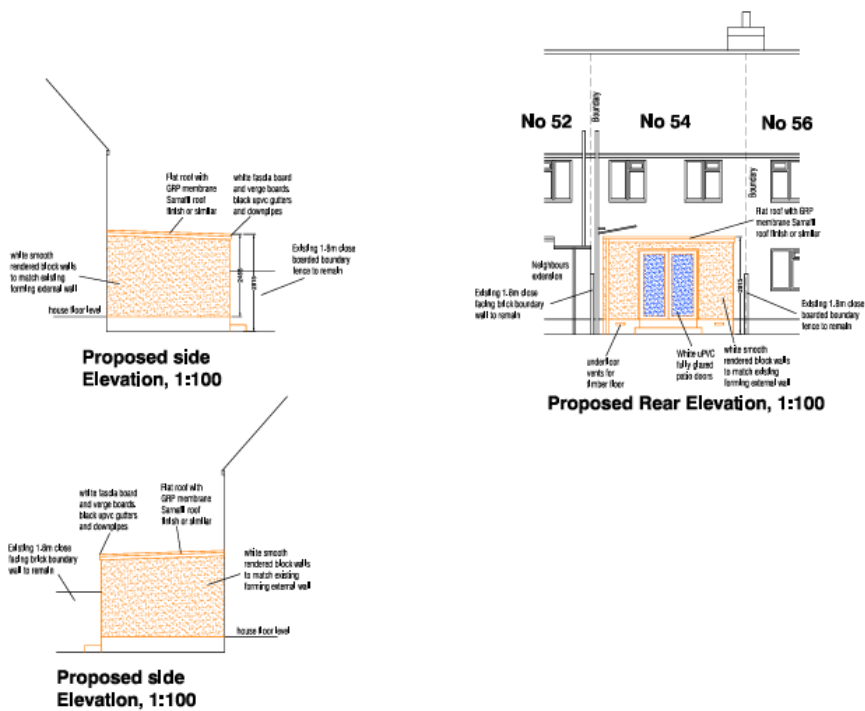
First Floor
Approx 28 sq m / 303 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

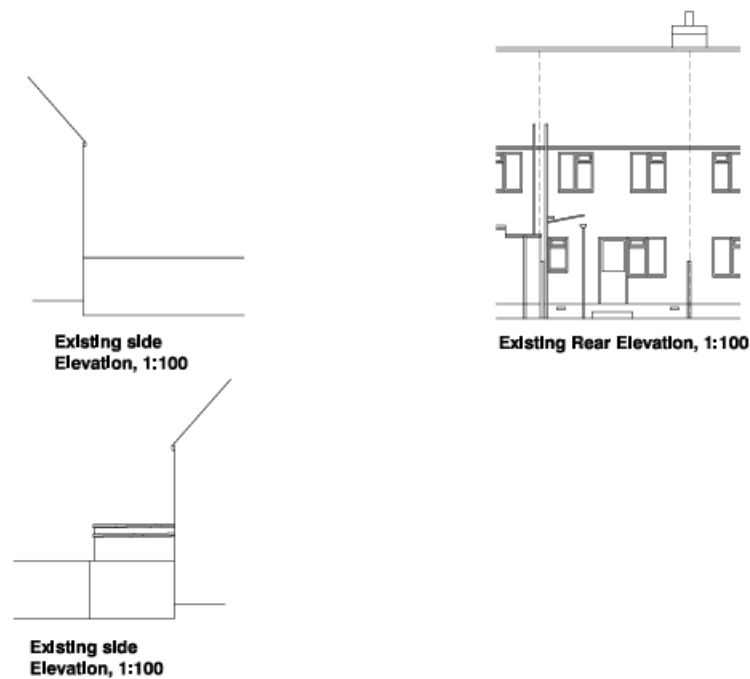
Proposed Floor Plans



Proposed Rear Elevations



Existing Rear Elevations



Assessment:

Policy CC7: Design and the Public Realm

The design of the extension adheres to high-quality standards, ensuring that it complements the architectural style of the area and enhances the local environment. The reduction in the width of the extension further ensures that it remains in proportion to the surrounding buildings, avoiding any adverse impact on the visual character of the neighbourhood.

1. **Benefit:** The proposal aligns with the policy's emphasis on maintaining the area's character while making efficient use of the available space. The extension is appropriately scaled and maintains the public realm's visual quality.

Policy CC8: Safeguarding Amenity

The proposed rear extension at 54 Shirley Avenue has been designed in compliance with Policy CC8: Safeguarding Amenity of the Reading Borough Local Plan. The following points demonstrate how the proposal respects the amenity of neighbouring properties, specifically addressing concerns regarding privacy, daylight, sunlight, and outlook:

1. **Daylight and Sunlight:** The proposed extension will not result in any significant loss of daylight or sunlight to neighbouring properties. The extension has been designed to remain within acceptable parameters, ensuring that there is no excessive overshadowing. By reducing the width of the extension, the design further minimizes any potential for blocking light to adjacent properties, particularly No. 52.
2. **Privacy and Overlooking:** The proposed extension has been carefully positioned and designed to avoid overlooking into the private areas of neighbouring properties. The windows are placed strategically to prevent direct views into the private garden or interior spaces of No
3. **Outlook and Overbearing Impact:** The extension's scale and massing are proportionate to the existing building and the surrounding properties. The extension remains in harmony with the local context and does not dominate the surrounding environment.

In conclusion, the proposed rear extension has been designed in accordance with the guidelines set out in Policy CC8 to safeguard the amenity of neighbouring properties. The proposed changes, including the reduction in width, further mitigate any concerns regarding the potential impact on neighbouring properties, ensuring that the extension will have no adverse effects on daylight, privacy, or outlook.

Policy H5: Housing – Subdivision and Extensions

The proposed extension respects the character of the existing property and the surrounding area. It has been designed to maintain a scale appropriate to the local neighbourhood, which is predominantly residential. The extension's materials and design are in keeping with the existing structure, ensuring a seamless integration.

1. Benefit: By the width being of the extension being within the boundary, the proposal minimizes the potential impact on neighbouring properties, particularly in terms of overshadowing and overbearing mass. This demonstrates sensitivity to the local character and neighbouring amenity.

Reading Residential Design Guide SPD (2014)

The proposal adheres to the guidance set out in the Residential Design Guide SPD. It avoids issues related to overshadowing, loss of privacy, and overbearing impact on neighbouring properties. The extension has been designed to maintain acceptable distances from property boundaries, ensuring that the neighbours' outlook is preserved.

1. Benefit: By following the design guide's principles, the proposal addresses common concerns raised during planning processes, such as privacy, light access, and scale. ensuring the development is compatible with the local residential environment.

Accordance with General Permitted Development Order

The extension is essentially a small single storey structure, and it would meet with the parameters of Class A Prior Approval/ Prior Notification, as explained below.

Under Schedule 2, Part 1 Class A.1 (g) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), a single storey enlargement to a dwelling house is permitted development where the site is not in a conservation area or a site of special scientific interest and does not:

- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse or exceed 4 metres in height. This is subject to giving notice to the Local Planning Authority (LPA) before beginning the development and the LPA notifying adjoining owners or occupiers of the development. Where any owner or occupier objects to the development, the prior approval of the LPA is required as to the impact on the amenity of any adjoining premises

The above is recognised as the primary considerations for the decision of the proposed scheme to construct a single storey rear extension to a dwelling.

It is highly believed that the proposed works meet all necessary parameters and conditions of these classes. This is highlighted below.

The proposal meets all parameters and conditions of class A as:

- The application site is a mid-terrace single dwelling house
 - As a result of the works, the total area of ground covered by the buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
 - The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse.
 - The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse.
 - The enlarged part of the dwellinghouse would not extend beyond a wall which – forms the principal elevation of the original dwellinghouse; or fronts a highway and forms a side elevation of the original dwellinghouse.
 - The extension would not extend beyond the rear wall of the original dwellinghouse by more than 8 metres (in the case of a detached house under the Prior Notification / Prior Approval procedures.)
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- The extension would not exceed 4 metres in height
 - The extension is located more than 7 metres from the rear boundary.
 - The height of the eaves of the enlarged part does not exceed 3 metres. or (ii) exceed 4 metres in height.
 - The enlarged part of the dwellinghouse within 2 metres of the boundary of the curtilage of the dwellinghouse does not have an eaves height over 3 metres.
 - The extension would not exceed 4 metres in height
 - The extension is located more than 7 metres from the rear boundary.
 - The height of the eaves of the enlarged part does not exceed 3 metres. or (ii) exceed 4 metres in height.
 - The enlarged part of the dwellinghouse within 2 metres of the boundary of the curtilage of the dwellinghouse does not have an eaves height over 3 metres.

The extension falls within the permitted development parameters in terms of length and height. By reducing the width, the design ensures that it meets the criteria for permitted development and minimizes any potential disputes with neighbouring properties, particularly regarding the party wall with No. 52.

The proposed rear extension at 54 Shirley Avenue has been designed to comply with all relevant policies in the **Reading Borough Local Plan** and associated SPDs, showing a proactive approach to addressing potential concerns about overshadowing, privacy, and

overbearing impacts. This design ensures the development enhances the local area while safeguarding the amenity of neighbouring properties.

Conclusion

Overall, it is considered that the Proposal is fully compliant with the GPDO. We therefore see no reason for the council to withhold our request for this Prior Approval Application.

We kindly request for a timely decision to be made, in line with guidance of the National Planning Policy Framework. It is greatly appreciated that discussions had been made relating to any concerning factors and aims to providing a convenient outcome to both applicant and council guidelines in light of all considerations.

If any further information is required to assist in the council's decision of the proposed scheme and associated application, please do not hesitate to contact the contact number or email attached to the application.