

PLANNING STATEMENT

Proposal : Single Storey Rear and Double Storey
Side Extension

at

Address : 21, Riley Road, Tilehurst,
Reading, RG30 4UX



1. Introduction

This planning statement is submitted in support of a householder planning application for a single-storey rear extension and a double-storey side extension at 21 Riley Road, Tilehurst, Reading, RG30 4UX. The purpose of this statement is to provide a detailed description of the proposed development, assess its compliance with local planning policies, and evaluate the impact on the surrounding environment.

2. Site Description

The site is located at 21 Riley Road, a residential area in Tilehurst, Reading. The property is a two-storey semi-detached dwelling, which benefits from a private rear garden, off-road parking, and existing side access. The surrounding area is primarily residential, with similar properties, many of which have undergone various forms of extension and alteration.

The property is not located within a conservation area, and there are no listed buildings or other heritage assets in the immediate vicinity. The site is within close proximity to local amenities, schools, and public transportation links.

3. Proposed Development

The proposed development involves the construction of:

- A **single-storey rear extension**, which will extend beyond the existing rear wall of the house to create additional living space.
- A **double-storey side extension**, which will adjoin the side of the property, providing additional bedrooms and functional space.

3.1 Single Storey Rear Extension:

- The rear extension will have a depth of approximately 4.5 meters and will span the width of the existing house.
- The height will be limited to a maximum of 4 meters at the highest point (with a sloping roof to maintain a low profile).
- The design will include glazed doors or windows to the rear, allowing natural light into the extended space.
- The extension will create a space for dining area and extending kitchen space to meet the needs of modern family living.

3.2 Double Storey Side Extension:

- The side extension will extend along the entire side elevation of the house and beyond the rear wall by same depth of proposed rear extension.
- The first floor of the extension will align with the front façade to maintain visual balance and minimize the impact on the streetscape.
- The roof will be designed to match the pitch and materials of the existing property, ensuring visual continuity.
- The ground floor will house a office or playroom, while the first floor will accommodate additional bedrooms and bathroom.

4. Design and Appearance

The proposed extensions have been designed to complement the existing property in terms of scale, form, and materials. Key design considerations include:

- **Materials:** The proposed extension will be finished using materials that match the existing building, such as brickwork, roofing tiles, and fenestration, to ensure a cohesive appearance.
- **Roof Design:** The single-storey rear extension will feature a sloping roof with minimum height, while the double-storey side extension will have a pitched roof that mirrors the existing roof design.
- **Fenestration:** The extensions will incorporate windows and doors that are consistent with the existing style and proportions of the house.
- **Building Line:** The double-storey side extension will respect the established building line along Riley Road, ensuring it integrates with the existing streetscape.

5. Impact on Neighbouring Properties

The proposed development has been carefully designed to minimize any adverse impact on neighbouring properties. Key considerations include:

- **Overshadowing:** The single-storey rear extension has been designed to ensure it does not result in any significant overshadowing or loss of light to adjoining properties. The depth and height of the extension are in line with permitted development guidelines.
- **Overlooking and Privacy:** The design ensures that there will be no overlooking or loss of privacy to adjacent properties. The placement of windows in the side extension will avoid direct views into neighbouring gardens or habitable rooms.

6. Impact on Parking and Access

The proposal includes provisions for maintaining off-road parking for at least four vehicles by ensuring that sufficient driveway space is retained. This will ensure compliance with local parking standards and prevent any negative impact on street parking.

The existing access to the property will remain unchanged, and there will be no impact on vehicular or pedestrian access along Riley Road.

7. Local Planning Policy Compliance

The proposed development complies with the relevant planning policies set out in the Reading Borough Council's Local Plan. The key policies relevant to this application include:

- **H8 (Housing Extensions):** This policy supports house extensions that are of an appropriate scale, do not harm the character of the area, and do not unacceptably impact the amenities of neighbouring properties. The proposed extension respects the scale and character of the surrounding area and has been designed to minimize any adverse impact on neighbours.
- **CC7 (Design and the Public Realm):** The design of the extension is in keeping with the existing property and will enhance the overall appearance of the site. The use of matching materials and appropriate roof forms ensures the development integrates well with the surrounding built environment.
- **TR5 (Car and Cycle Parking):** The proposal maintains sufficient off-road parking provision, in line with local parking standards.

8. Sustainability

The proposed extensions will be constructed using modern, energy-efficient building techniques and materials, helping to improve the overall energy performance of the property. Where possible, the design will incorporate features such as enhanced insulation, energy-efficient glazing, and the use of sustainable materials. The additional living space created by the extensions will improve the functionality of the home without the need for relocation.

9. Conclusion

In conclusion, the proposed single-storey rear and double-storey side extensions at 21 Riley Road, Tilehurst, are designed to improve the living conditions for the occupants while respecting the character and appearance of the surrounding area. The design ensures that the development is proportionate to the existing dwelling and does not cause harm to the amenities of neighbouring properties. The proposal complies with relevant local planning policies, and we respectfully request that the application is approved.

Should you require any further information or clarification, please do not hesitate to contact us.