

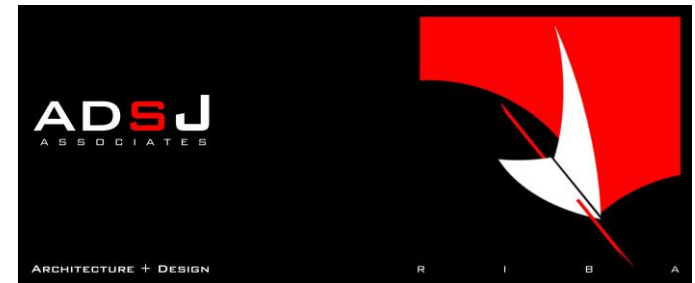
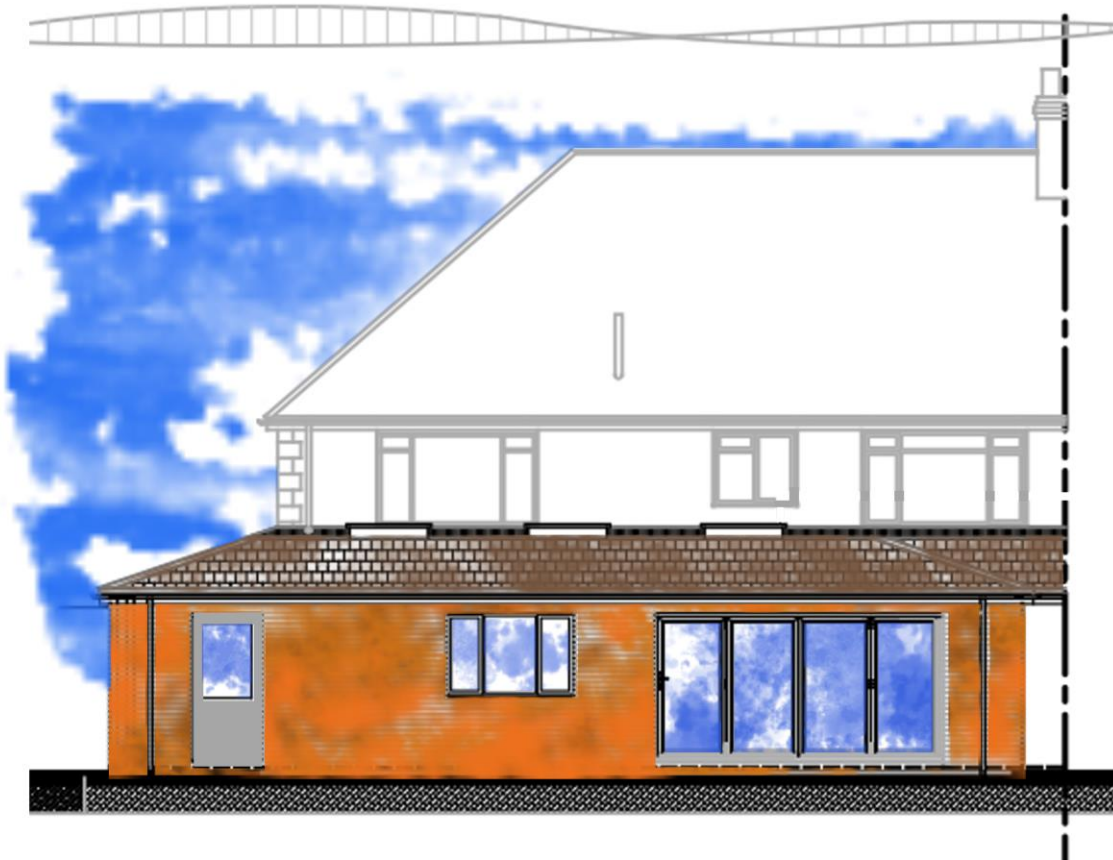
Supporting Application Statement

HOUSEHOLDER PLANNING APPLICATION FOR A SINGLE STOREY SIDE & REAR EXTENSION & CONVERSION OF EXISTING GARAGE TO AN ANNEXE AT 15 PARK LANE, TILEHURST, READING RG31 5DJ

Client: Mr. & Mrs. F. Alam

Date: October 2023

Job no: 169_PA_v1



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1.00 INTRODUCTION

1.01 AIMS OF THE STATEMENT

This Supporting Statement accompanies a Householder Planning submission by the applicant for a single storey side & rear extension at No. 15 Park Lane, Tilehurst.

The description of the development is as follows:

'Erection of a single storey side & rear extension following the removal of a lean-to structure, & conversion of existing garage to annexe, within the curtilage of the site'.

The aims of this Supporting Statement are to show that the proposed development has been informed by an awareness of the site's context, principles highlighted by Reading Borough Council and Local Government.

The statement will explain the proposals, identify the factors which have influenced this application and highlight the principles that were incorporated in the detailed design of the proposed works.

This statement is in accordance with CABE's guidance 'Design and Access Statements – How to Write, Read and Use them', the Reading Borough Local Plan (Adopted November 2019), Design Guide to House extensions (SPD – March 2021) and the criteria highlighted within National Planning Policy Framework especially regarding 'good design' (2019).

1.02 PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant planning policies in the National Planning Policy Framework (NPPF) – among them the 'presumption in favour of sustainable development'.

Within the Reading Borough Local Plan (Adopted November 2019), the main Cross Cutting Policies relevant to the development are:

Policy CC1 'Presumption in Favour of Sustainable Development' A positive approach to considering development proposals will be taken that reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Where appropriate, the council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible.

Policy CC7 'Design and the Public Realm' All developments must be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of the development form will be assessed to ensure that the development proposed makes a positive contribution.

The local character and sense of place should be positively enhanced within the local context.

Policy CC8 'Safeguarding Amenity' Development will not cause detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties.

Policy H9 'House extensions & ancillary accommodation' An extension to a dwelling will be acceptable where it respects the character & appearance of the dwelling, no overbearing impacts to neighbours of loss of biodiversity.

Policy H10 'Private & Communal outdoor space' The design of outdoor areas will respect the size and character of other similar spaces.

Policy TR5 'Car & cycle parking & electric vehicle charging.

Reading Borough Council – Design Guide to House Extensions (SPD) & Parking & Design (SPD).

2.00 SITE ASSESSMENT

2.01 LOCATION

The application site is on Park Lane, Tilehurst, and is accessed off the classified road (C402). The site is considered as located within a residential area.

Tilehurst is located west of Reading Town Centre and can be accessed via the A4155 (Bath Road) or Tilehurst Road. No. 15 is a semi-detached property with a garage. The properties along Park Lane are modestly set back from the footpath with low shrubs and trees to the frontage curtilages that allow a spatial separation from public and private areas. No. 15 is accessed directly off Park Lane.

The house types along Park Lane are varied in terms of mass, bulk and architectural detailing. There are a mix of residential uses with some larger dwellings converted into flatted developments. Many of the dwellings are predominantly in red brick and rendered facades with accent brickwork and tile hanging to frontages and tiled roofs. In addition, there is a local centre and school nearby.

No. 15 is a semi-detached dwelling with an access drive that is located east of the highway. No. 15 has been extended previously with a single storey rear extension and a two-storey side extension. To the south of the site the boundary is adjacent to the highway known as Mayfair and has good separation from the highway. To the east is a recent residential development that is over 20m away.

The existing garden boundaries of adjoining properties are screened by mature trees and planting. However, due to the juxtaposition of the dwellings there is good separation between the properties.

The main highway, Park Lane, has ample width for two vehicles to pass comfortably with pedestrian footpaths to both sides of the highway.



Location Plan

2.02 SITE & PLANNING HISTORY

The earliest planning permission on record dates back to 1986 (ref: 86/TP/065) for '*Erection of two four-bedroomed detached houses with garages on land at the rear of 13/15 Park Lane, Tilehurst, Reading*'. This application received outline consent in January 1987 with a condition relating to vehicular access, however, as no other details were submitted a detailed application was to follow for Reserved Matters. The application was made by D. Mulhurn & Sons Ltd and essentially developed the rear gardens of No. 13 & 15 for two new dwellings accessed off Mayfair. Following the above Outline application D. Mulhurn & Sons Ltd then progressed with a detailed application under a Reserved Matters submission (ref: 87/TP/576) for the above whereby the siting, design and means of access were developed further. The Reserved Matter application which received consent in July 1987 with seven conditions attached. Whilst none of the conditions impact No.15 Park Lane, of note is that the new dwellings had their permitted development rights removed which would limit any future development of the site.

In 1987 the owners of No. 15 Park Lane made a Planning Application (ref: 87/TP/1203) for '*Two storey extension to provide double garage with additional bedroom, shower room and playroom over, new vehicular access from Mayfair at 15 Park Lane, Tilehurst, Reading*'. This application received consent in December 1987 and retained five planning conditions pertaining to permission expiry, approved drawings, vehicular access construction, site facilities and the removal of any development over the parking and manoeuvring areas. The proposal also included consent for an additional vehicle access from Mayfair into the site. The extension proposal followed a double garage layout which stepped back from the front elevation and was in line with the original rear wall of the dwelling. Of particular note is the ground floor plan whereby the proposed foul drainage is indicated as discharging towards the main sewer in Mayfair. The drawing also indicates the rear extension as a flat roof proposal which may have been altered to a pitch roof later. However, this consent was not implemented and therefore the permission has long since lapsed.

It may be possible that No. 15 had new owners as in 1989 Mr & Mrs Williamson, submitted an application (ref: 89-325/FD) for '*Two storey side extension to form garage and bedrooms over at 15 Park Lane, Tilehurst*'. The application received consent in May 1989 and retained two conditions relating to expiry and approved drawings. Whilst the council are unable to locate any accompanying drawings for this application it is thought that the current form of the dwellings follows this consent.

Other properties in the area that have obtained residential planning consents are noted below.

- No. 13 Park Lane (ref: 03/00404/FUL/SCL)
- No. 9 Park Lane (ref: 151094)
- No. 1 Park Lane (ref: 181494)



Existing frontage

3.00 INVOLVEMENT & EVALUATION

3.01 INVOLVEMENT

Given the location of the application site is within a residential area, clarity was sought from Reading Borough Council with regards to the type of application required for the proposals. A pre-application was made in August 2023 (ref: 231224) to ascertain comments on a sketch proposal (App 1). On September 25, 2023, a positive response was received from the council that has led to this Householder application.

The application site is located on a corner site between Park Lane and Mayfair. It is also noted that the existing single storey side lean-to structure extends to the existing boundary with Mayfair. The proposal will require the demolition of the existing structure and much of the existing rear extension.

The proposal, in principle, is to propose a coherent design to the side and rear of the property that will provide an enlarged kitchen with ancillary accommodation along with a garage conversion to form an annexe.

The application has made reference to Local Plan policies. CC1, CC7, CC8, H9 & H10 of the Reading Borough Local Plan and the Borough Design Guide to House Extensions. Furthermore, the pre-application comments suggested have been followed.

The applicant's wish to carry out the proposals to allow them to have an internal layout fit for contemporary living/working, bringing up their young family and creating an annexe for their elderly parents whilst sensitively altering the external appearance to be complementary to its surroundings, and in turn the character of Park Lane and the wider area. The applicant's investment in the proposals will relate to usefulness of the proposal, therefore, any amendments will require further consideration in terms of value and viability.



Existing northern boundary



Existing Southern Boundary

3.02 EVALUATION

The proposal is for a Householder Planning application to create a single storey side/rear extension to form an enlarged kitchen dining area, ancillary accommodation, and an annexe for the applicant's elderly parents.

The new kitchen/dining area would allow for an improved space with views onto the amenity area. The dedicated utility room would allow for an access into the garden and boiler room. A new w.c. is also proposed off the existing hallway with the new annexe formed from the existing double garage and using the existing point of access. The new fenestration is to match the existing pattern along with the form of construction and render finish. The introduction of bi-folding doors and rooflights to the rear will allow natural light deep into the plan and the loss of the garage has been mitigated with two parking spaces on site. There are to be no other alterations to the property, therefore, this proposal is in line with policy CC7 Design in the Public Realm

The form of the extension is kept away from the flank boundaries for maintenance purposes. The ground floor fenestration is orientated to the rear of the property and therefore will not promote any overlooking onto adjacent properties. The proposal has been located away from the adjacent neighbour (No. 13) to eliminate any overbearing issues. The scale of the proposal is in keeping with the form of the original dwelling referencing visual design cues. Therefore, the proposal is in line with Section 6.0 of SPD – Design guide to house extensions.

It is noted that No. 13 Park Lane was extended in the past with a small rear extension with a rear facing outlook. The proposal has been tested against the 60-degree line from the neighbouring property and clearly does not influence this. Therefore, the proposal will not impact any amount of light to this window. The proposal is in line with Section 7.0 of SPD – Design guide to house extensions.

The location of the extension will be less obvious from the highway by virtue of its location and boundary fence screening.



Existing rear elevation



Existing East Boundary

4.00 DESIGN

4.01 PRINCIPLES OF DEVELOPMENT

Reading Borough Local Development – Core Strategy Policy CC7 states that the policy seeks to ensure development is of a high standard of design that can integrate with the character of the area and is also important to achieving sustainable development in the Borough.

In considering the design of the proposed single storey side/rear extension it should be noted that the new extension does not obscure any light to the adjacent properties. The properties have their front and rear elevations facing east and west respectively on a uniform building line, therefore, there will be no harsh shadows from the east or west sunlight.

The proposal will serve to rationalise the external elevations whilst allowing an ordered floor plan layout. The proposal is a positive design enhancement that will be completely in keeping with the character of the area, in mass and height. The low-key alterations to the rear will create a minor elevational change, with a small increase in length of the dwelling's footprint. In addition, the bulk and mass would be proportionally in keeping with the existing property.

The impact of the side/rear extension to No. 13 would be minimal in terms of mass and articulation, therefore, the amount of light and shade will be identical to the present situation.

In order to reflect a good design in keeping within the existing residential area, it was considered that a simple single storey side/rear extension with a part pitch, part flat roof would complement and integrate well with the existing dwelling and would be sensitive to the existing surroundings. The conversion of the existing garage to an annexe would introduce windows to match the existing dwelling. The proposal makes a positive contribution to the character of the area. The massing is appropriate in terms of height, design and appearance.

The modest new side/rear extension will match the existing dwelling in terms of form, scale and materials.

The design components are discussed in more detail in the following sections.

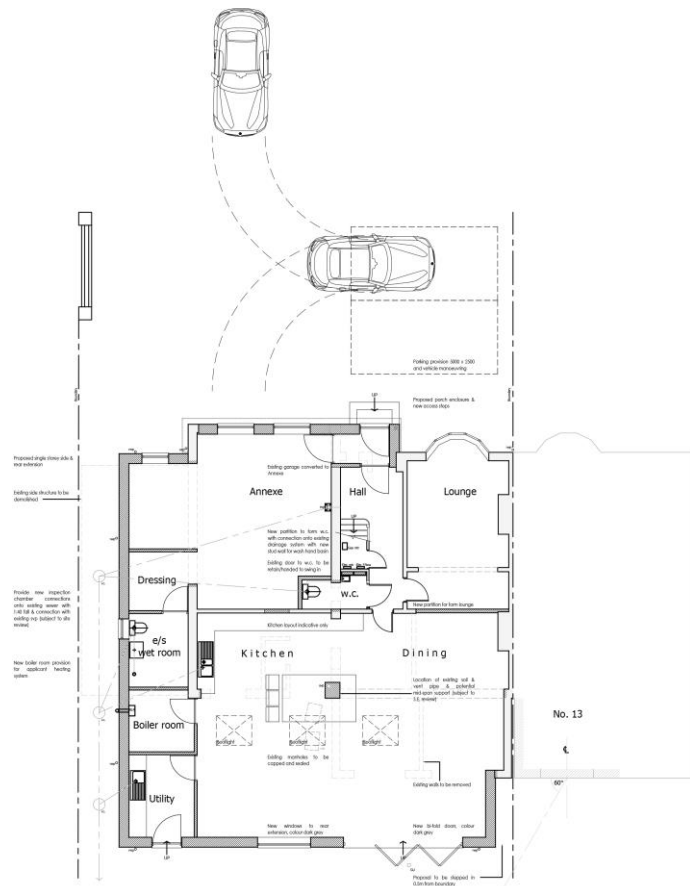


Existing view from Mayfair

4.02 ACCOMMODATION

The proposed development seeks to create a kitchen/dining, utility with ancillary accommodation at ground floor. The existing garage is to be converted to form an annexe for the applicant's elderly parents.

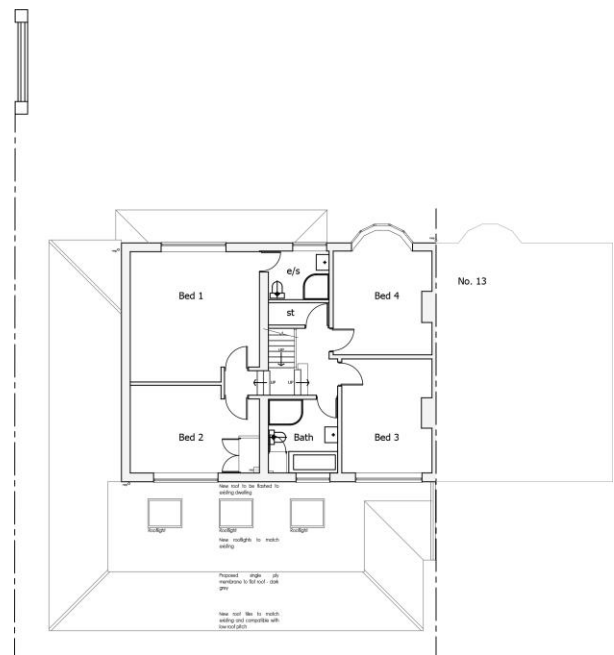
The alterations to the elevations in introducing bi-fold doors and window casements will integrate with the form of the dwelling and the new rooflights will allow light to percolate deep within the layout plan.



Proposed Ground Floor

4.03 LAYOUT

The proposed extension will maintain and reflect the principal orientation of the existing dwelling. The accommodation, now rationalised, will be easy to access and move through. The new accommodation will be naturally daylighted, where possible, with openings to the west and east elevations.



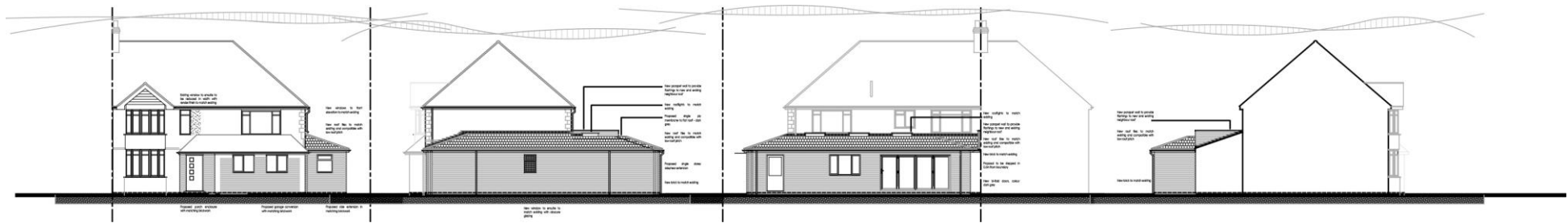
Proposed First Floor

4.04 SCALE

The proposal seeks to create a kitchen/dining, ancillary accommodation and an annexe at the existing dwelling. Rationalisation of the form of the proposal is to retain a maximum usable floor area within the guidelines of Reading Borough Local Plan and RBC – Design Guide to House Extensions (SPD), allowing the required level of accommodation. The modest ground floor additions will match the existing materials and reflect an appropriate form and scale to the existing dwelling.

Other neighbouring properties to the east are approximately 20m away and screened by mature vegetation. Existing properties across the highway to the west are circa over 22m away and screened by mature vegetation. The massing of the proposal adjacent to No. 13 to the south would be single storey only.

Whilst the site would be visible from the neighbouring properties, it is not considered that there would be any detrimental impacts or encroachments on the residential amenities presently enjoyed by the occupants of these properties, in fact, the proposed extension would be less conspicuous from the highway due to its location and boundary screening.



Proposed front (west), Side (south) & rear (east) elevations respectively.

4.05 LANDSCAPING

The existing hard and soft landscaping will be retained and will remain unchanged and therefore form a strong framework which will emphasize the landscape structure within the site.

4.06 APPEARANCE

The appearance of the proposal seeks to preserve the character of the existing property and maintain the appearance, where the existing building condition and physical form are a strong element within the street scene. The modest new addition will match the existing in terms of form, scale and materials.

External fenestration has been designed to match in with the existing elevations limiting the impact of the residential features. The resultant juxtaposition between the proposed form and the use of vernacular materials enables the strength of the existing form and design to provide an appropriate and sympathetic visual reference to the characteristics of the existing site and its environs.

4.07 ACCESS

The proposed access to the dwelling will remain as existing from Park Lane, using the existing point of access. With regards to the impact upon highway safety conditions along Park Lane it is deemed that no adverse effects will arise from the proposal as no alterations to the existing boundary treatments are proposed.

The proposal will not result in an increased generation of vehicle movements per day, and it is not considered that the development would result in a material impact upon the existing road safety regarding vehicular movements onto Park Lane.



Existing garden



Existing lean-to facing Mayfair

5.00 CONCLUSION

The physical extent of the development proposed within this residential location has been appropriately designed ensuring the visual impact upon the character, appearance and visual amenity of the locality has been preserved.

It is the applicant's desire to create a high-quality enhancement to the site, the scheme has been designed to the highest standards thus ensuring a quality and sensitive development overall within keeping of its surroundings.

The proposal will not give rise to any adverse impacts upon the residential amenities within the mature vegetation currently enjoyed by existing residents within the proximity of the site. The proposal will make a minor increase in floor area, 53.9 sqm and under section 4 of the Reading Borough Council Community Infrastructure Levy, Guidance Notes for Applicants, February 2015, the proposal is exempt from these charges.

The development will not prejudice highway safety conditions along Park Lane or at the junctions immediately adjacent to the property.

Given the proposals lack of encroachment and visibility beyond the immediate vicinity of the site, it is not considered that there would be any harmful visual impact on the residential environment, and therefore considered to be acceptable and in accordance with policy CC7.

The development therefore complies with national planning guidance and strategic and local planning policies. On the basis of the evidence and justification set out in this Supporting Statement with the application, it is respectfully requested that this Householder application be approved.



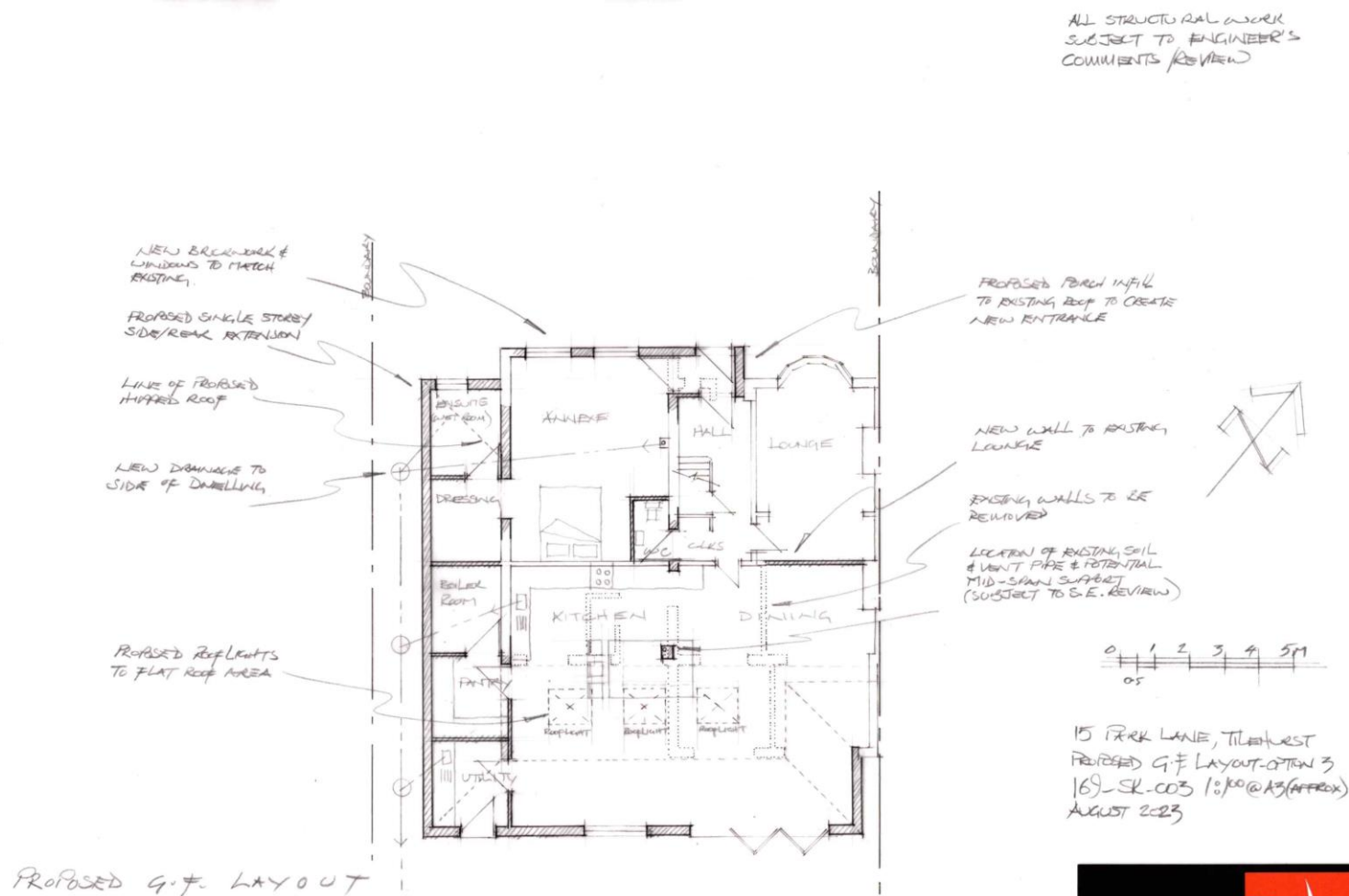
Highway view north



Highway view south

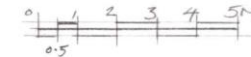
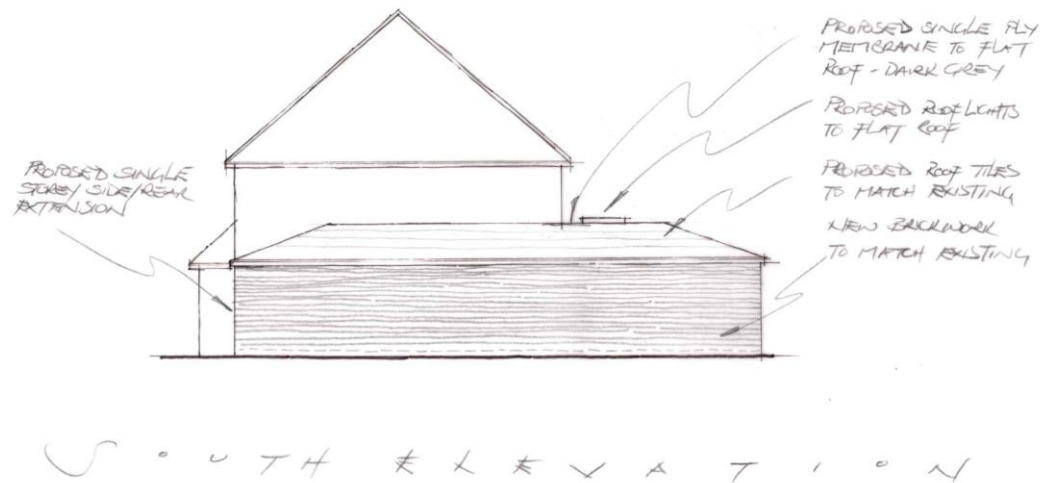
6.00 APPENDIX

Pre-application submission





ALL STRUCTURAL WORK
SUBJECT TO ENGINEER'S
COMMENTS / REVIEW



15 PARK LANE, TILEHURST
PROPOSED ELEVATIONS - SHET 2
169-SK-CC5 1/0/00 (RAB/APPX)
AUGUST 2023