

Planning Statement for Householder Planning Application for Proposed Single Storey Rear Extension & Two Storey Side Extensions 9 Valley Close, Caversham, RG4 7QR

The Property

The property consists of a semi-detached two storey house, situated in a cul-de-sac, with a large rear garden, and off-street car parking space for 2 cars at the front.

The existing accommodation consists of 3 bedrooms and 1 bathroom upstairs, with an open plan living / dining room, and small separate kitchen downstairs; with a small store room (formerly a single garage) and utility rooms attached at the side of the house.

The house is likely to have been constructed in the 1950s, in materials including red brick walls, plain clay tiling to the pitched roofs, and upvc framed windows and external doors.

The Proposals

The proposed designs are intended to improve the accommodation for a young family, in the context of a dwelling set in a spacious plot, where other houses of the same type have been extended in a similar way, notably No. 2 Valley Close (see planning application ref – 16014 / HOU).

Proposals include the removal of the existing small single storey lean-to garage, currently used as a store room, and to remove the attached utility sheds on the side elevation, in order to construct a single storey rear extension and a two storey side extension.

The extensions will contain a replacement store room, an internal utility room, downstairs toilet, enlarged kitchen space and family room space overlooking the garden. Upstairs there will be a fourth bedroom with en-suite shower room.

The proposed extension to the main roof has been designed to be subservient to and to respect the architectural modelling of the original building, maintaining the character of the street scene. The rear extension will not be visible from the street or public footpaths, and will have a modern lean-to roof with rooflight windows to bring natural daylight far into the depth of the building.

New construction materials will be red brickwork external walls to match existing, and plain clay tiling to the pitched roofs to match existing. The lean-to roof will be finished in interlocking concrete roof tiles. Windows will be white upvc to match existing.

The proposed single storey rear extension is located on the North Elevation of the house. In accordance with Reading Borough Council's "Design Guide to House Extensions Supplementary Planning Document, adopted March 2021", there will be no loss of daylight to the adjacent neighbour's ground floor habitable room at No. 10. This is illustrated in the 60 degree angle plotted on drawing PA33 Ground Floor Plan, from the midpoint of the adjacent neighbour's ground floor window.

Likewise, due to the difference in ground levels (No. 8 being on higher level ground approx. 1m higher), and distance between the buildings, the two storey side extension at No. 9 will not impact on the daylight or overlooking of the neighbour at No. 8. The upstairs window to proposed Bedroom 4 will have obscured glass.

The adjacent neighbours at No. 8 and No. 10 have been fully consulted throughout the course of the design stage of the project.

The proposals are intended to provide level access and practical ground floor accommodation for family use, whilst retaining a spacious rear garden.

Planning Constraints

- The property is not within a Conservation Area, Area of Outstanding Natural Beauty, or Green Belt. There are no listed buildings in the vicinity of the property.
- The property does not appear to have any planning history.
- The proposals exceed permitted development and therefore householder planning permission is required.
- The property does not lie within 'Flood Zones 2 & 3' as designated by the Environment Agency.
- Existing access to the highway will not be altered, and there is already off-street car parking space for two cars on the front driveway.
- There are no trees within falling distance of the proposed extension, and any hedging on the perimeter boundaries of the back garden will not be affected by the proposals.
- The proposals will not affect any public footpaths.
- Certificate of Ownership A has been completed within the Householder Planning Application forms, as the applicant is the sole owner.
- The gross external floor area of the proposed new extensions equates to approximately 70sqm (less the removal of the existing 19sqm utility rooms and garage), therefore the proposals are exempt from Community Infrastructure Levy (CIL) charges.

Drawings included in the Householder Planning Application:-

Site Location Plan plotted on the Planning Portal;

PA02 revB - 1:200 - Existing Site Block Plan;
PA03 revB - 1:50 - Existing Ground Floor Plan;
PA04 - 1:50 - Existing First Floor Plan;
PA05 - 1:50 - Existing Roof Plan;
PA20 - 1:50 - Existing Front / South Elevation;
PA21 - 1:50 - Existing Rear / North Elevation;
PA22 - 1:50 - Existing Side / West Elevation;

PA32 - 1:200 - Proposed Site Block Plan;
PA33 - 1:50 - Proposed Ground Floor Plan;
PA34 - 1:50 - Proposed First Floor Plan;
PA35 - 1:50 - Proposed Roof Plan;
PA36 - 1:50 – Proposed Front / South Elevation;
PA37 - 1:50 – Proposed Rear / North Elevation;
PA38 - 1:50 – Proposed Side / West Elevation;

I trust that planning officers will be supportive of these proposals.

Please do not hesitate to contact me, if you require any clarification or require further information.

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