

Planning Statement – 4 Greenleas Avenue, Emmer Green, Reading RG4 8TA

FAO Gary Miles,

We are seeking to extend the property 4 Greenleas Avenue, in order to adapt the current downstairs bedroom and en-suite and current dilapidated concrete patio area, to provide a kitchen and dining space, an area to work from home, and a living room.

In preparing the design for these proposed works, we have considered how this can be done with the minimum impact on neighbours, and in line with Reading Borough Council guidelines.

This statement will set out how we have sought to do this.

Context and Neighbours

The property currently has a single storey rear extension (https://planning.reading.gov.uk/fastweb_PL/detail.asp?AltRef=890466&ApplicationNumber=&AddressPrefix=&Postcode=RG4+8ta&Submit=Search), built in the 1980s, which runs from the left hand side wall of the original dwelling (this wall is single storey and houses a garage), and extends into the back garden by six metres.

This takes it to about one metre beyond the ground floor rear wall of Number 3 Greenleas Avenue next door. A 45 degree line drawn from the corner of Number 4 does not encroach on the rear aspect of Number 3.

Additionally, between these two properties is a boundary brick wall, which is approximately 2m tall, with vegetation on top, and extends a metre or so beyond the end of the rear extension of Number 4.

We have designed the proposed single storey extension to have the same footprint as the existing extension (where it faces Number 3) so that any impact on Number 3 is minimised.

To the other side, the property at Number 5 Greenleas Avenue extends approximately 1 metre beyond the rear wall of the existing extension to Number 4.

We have therefore designed the proposed extension to Number 4 to be shorter than the dwelling at Number 5, in order to minimise impact on that property.

Impact on existing dwelling at Number 4

As the existing extension to Number 4 only runs part way along the property, and the extension to Number 5 extends circa 7 metres beyond the existing dwelling rear wall of Number 4, this leaves a dark area of dilapidated and overgrown concrete patio, which is sandwiched between the existing extension, and the single storey part of Number 5. (See fig A)

Fig A



It seems therefore to us that we can continue the existing extension across the back of Number 4, (using a flat roof to match Number 5) without this addition imposing on neighbours on either side.

This would significantly improve the rear aspect of Number 4, replacing the dark dilapidated patio area with a construction that will complement the existing property, and be similar in construction to the flat roofed single storey part of Number 5 alongside, while having a more pleasing and efficient design than the existing extension to Number 4.

Construction Size and Materials

This proposal will add around 35m² living space to the existing 94m² ground floor living space. In assessing whether this is an appropriate enlargement, we have considered both the impact on neighbours, which based on the above we consider to be minor.

We have also taken into account that this proposal would bring the total ground floor area to a similar size as the neighbouring property at Number 5, and would not be disproportionate to other Greenleas Avenue and adjoining Kidmore End Road properties, many of which have similar or larger footprints.

We also note that no green part of the garden will be lost, and around 100 feet of green garden will remain, and be improved.

We intend to introduce new pollinating plants, and areas for insects, birds and hedgehogs within the garden. The size of the garden will remain well in excess of the indoor space.

The construction will meet or exceed RBC energy efficiency standards and will improve the overall efficiency of the property.

We would use materials that complement the existing dwelling and street scene, and generally improve the rear elevation of the property, some of which is currently in a state of disrepair.

Regards,
Tim Robinson
29th November 2023