

Development Management
Reading Borough Council Civic Office
Bridge Street
Reading
RG1 2LU

Our ref: APL-440

16th December 2024

Dear Sir/Madam,

Full Planning Application: Householder Application

Proposal: Erection of a single storey rear extension and external stairs leading from the ground floor to the garden

Site Address: 181 Henley Road, Caversham, Reading, RG4 6LH ('The Site')

Arrow Planning have been instructed by Mr Arshad Mogal ('the Applicant') to prepare a supporting statement to assist Reading Borough Council (RBC) with their determination of an application for:

'Erection of a single storey rear extension and external stairs leading from the ground floor to the garden'

This statement is accompanied by the following documents and drawings:

- Application Form
- Cover Letter (this document)
- Ordinance Survey Map, Dwg S-01
- Existing Site Plan, Dwg S-02
- Existing Ground Floor Plan, Dwg S-03
- Existing First Floor Plan, Dwg S-04
- Existing Sections, Dwg S-05
- Existing Front and Rear Elevations, Dwg S-06
- Existing Side Elevations, Dwg S-07

- Proposed Site Plans, Dwg S-08
- Proposed Ground Floor Plans, Dwg S-09
- Proposed First Floor Plans, Dwg S-10
- Proposed Sections, Dwg S-11
- Proposed Front and Rear Elevations, Dwg S-012
- Proposed Side Elevations, Dwg S-013

The Site and relevant planning history

The Site currently comprises a single detached dwelling with front and rear garden, situated on a rectangular plot within the Reading Borough Council boundary.

To the north of the dwelling is Henley Road (A4155) with the BP petrol garage on the opposite side of the road and to the east side is 183 Henley Road. To the south of the Site is the long rear garden associated with the property and further south are the terraced properties along Ruskin which are located over 65m away from the Site. To the west are the detached properties of 177 and 179 Henley Road, with Lower Henley Road further West. All of the properties to the east until the junction with Ruskin have rear extensions as well as other additions and alterations as have the properties to the west along Henely Road and Lower Henely Road.

The Site has recently been extended by way of two dormer roof extensions. These have been completed under Permitted Development and the LPA issued a Certificate of Lawfulness for the development, which is noted in the planning history below.

The site is located within an Air Quality Management Area under the 2024–2029 Air Quality Action Plan but is not designated as Article 4 Direction land, Article 2(3) land, as defined by The Town and Country Planning (General Permitted Development) (England) Order 2015 ('GPDO'). The site is not within a Conservation Area and is not a Listed Building.

The recent planning history for the Site is noted below.

Planning History

Ref No.	Description	DEC'N and Date
PL/24/1398	Two dormer extensions to the existing dwellinghouse.	Permitted Development 13/12/2024
PL/24/0960	Partly retrospective application, 4m rear extension at Lower Ground Floor and Ground Floor levels, a loft conversion including the erection of two dormer extensions on both sides of the roof, the enlargement (demolition and rebuilding) of the existing outbuilding and the creation of a new platform to accommodate off-street parking.	Withdrawn 19/09/2024

The Proposed Development

This application seeks planning permission for the erection of a rear extension. The rear extension will be 4m in depth and due to sloping ground, will have a maximum eaves height of 4m. The extension will have a flat roof with 3 rooflights and will be constructed out of brick to match the existing dwelling. The extension will have access to the rear garden via a set out double doors which lead to a small platform which in turn provides access to a staircase which goes down to the rear garden.

Planning Policy

The relevant planning policy documents associated with the application are set out below.

National Policy and Guidance

- National Planning Policy Framework
- National Planning Practice Guidance

Reading Borough Local Plan (2019)

- CC7 (Design and the Public Realm)
- CC8 (Safeguarding Amenity)
- H9 (House Extensions and Ancillary Accommodation)
- H10 (Private and Communal Outdoor Space)
- EN14 (Trees, Hedges and Woodland)

Supplementary Planning Documents

- Design Guide to House Extensions SPD (2021)

Development Management Assessment

Character and Appearance

The proposed extension is a single storey, with a crown roof located at the rear of the property and would not be visible from Henley Road. As such, it will have no impact on the streetscape.

The design of the extension, including the use of materials, the new staircase, and the roof, will match the existing dwelling, maintaining consistency with the character of the property and the surrounding area.

The proposed extension has a depth of 4 meters, which aligns with the scale of other extensions in the vicinity. An extension at 96 Lower Henley Road (located to the west of the property) was recently granted consent (PL/21/1317) for a much larger extension than that proposed, reinforcing the acceptability of this proposal in this location. Additionally, all of the neighbouring properties within the area have rear extensions, all of which extend further back than the depth of the proposals (see Figure 1 below). The scale and massing of the proposal are therefore relative to the existing dwelling and are appropriate and in keeping with the character of the surrounding area (Figure 1).



Figure 1 – 181 Henley Road including extension within its surroundings

Residential amenity

The proposed extension maintains a sufficient distance from neighbouring properties. A rear yard entrance, as shown in the proposed front elevation, separates the extension from 179 Henley Road, and the extension will be well set back from properties to the south. Furthermore, the extension's depth does not extend beyond the rear wall of 179 Henley Road, and the outbuilding at 183 Henley Road, which is located farther south than the proposed extension (Figure 1).

With no side windows included in the design, the extension ensures there is no loss of natural light or privacy for neighbouring properties. Consequently, the proposal will have no adverse impact on the amenity of adjacent dwellings.

Other matters

This proposal does not involve changes to the highway or parking, and there are no trees or hedges near the extension. Therefore, there will be no impacts on highways or biodiversity.

Summary

In summary, the proposal complies with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity), and H9 (House Extensions and Ancillary Accommodation) of Reading Borough Local Plan (2019), as well as Design Guide to House Extensions Supplementally Planning Document (2021).

The proposed development complies with the Development Plan and SPD Guidance as a whole, and therefore planning permission should be granted.

If you require further information or clarification, then please contact me at the details at the head of this letter.

Yours faithfully

Ayano Kikuhara

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