

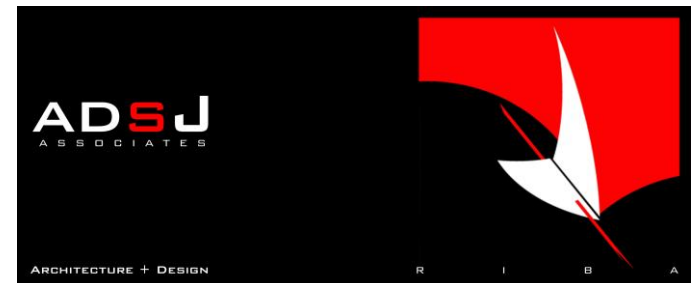
Supporting Application Statement

HOUSEHOLDER PLANNING APPLICATION FOR SINGLE STOREY REAR EXTENSION TO FORM SHOWER ROOM,
BEDROOM WITH ENSUITE & NEW SIDE ACCESS TO LOUNGE AT 82 WESTFIELD ROAD, CAVERSHAM

Client: Mr. K. Bhachu

Date: December 2024

Job no: 181_PA_v1





CONTENTS

- 1.00 INTRODUCTION
- 1.01 AIMS OF THE STATEMENT
- 1.02 PLANNING POLICIES

2.00 SITE ASSESSMENT

- 2.01 LOCATION AND MOVEMENT NETWORKS

3.00 INVOLVEMENT AND EVALUATION

- 3.01 INVOLVEMENT
- 3.02 EVALUATION

4.00 DESIGN

- 4.01 PRINCIPLES OF DEVELOPMENT
- 4.02 ACCOMMODATION
- 4.03 LAYOUT
- 4.04 SCALE
- 4.05 LANDSCAPING
- 4.06 APPEARANCE
- 4.07 ACCESS

5.00 CONCLUSION

6.00 APPENDIX

Revision	Summary of Changes	Date	Rev By	Chkd By

Desk Top Publishing and Graphic Design by ADSJ Associates Ltd
This artwork was printed on paper using fibre sourced from sustainable plantation wood from suppliers who practice sustainable management of forests in line with strict international standards. Pulp used in this manufacture is also Elemental Chlorine Free (ECF).

Copyright
The contents of this document must not be copied or reproduced in whole or in part without the written consent of ADSJ Associates Ltd.

All plans are reproduced from Ordnance Survey Map with permission of the Controller of HMSO. Crown Copyright Reserved.

ADSJ Associates Ltd
68 Norton Road
Woodley
Reading
RG5 4AJ

T: 07968 141918
E: info@adsj.co.uk
W: www.adsj.co.uk

1.00 INTRODUCTION

1.01 AIMS OF THE STATEMENT

This Supporting Statement accompanies a Householder Planning submission by the applicant for a single storey rear extension at No. 82 Westfield Road, Caversham.

The description of development is as follows:

'Single storey rear extension to form shower room and bedroom with ensuite at ground floor with new side access to lounge '

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), 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 & character of other similar spaces in the vicinity, clearly identify whether they are private or communal spaces, ensure that they are appropriately related to main entrances, enhance safety and the perception of safety for future residents and the general public, and not be compromised by the relationship of

other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing.

Policy EN15 'Air Quality' development should have regard to the need to improve air quality and reduce effects of poor air quality.

National Planning Policy Framework (NPPF) (March 2012)

- Section 7 (Requiring good design)
- Section 11 (Conserving and enhancing the natural environment)

The proposal provides an opportunity to add to the visual amenity of the area and the contribution to the residential character of the area. The carefully considered design sensitively addresses the site and its surroundings within a residential setting.

Reading Borough Council Design Guide to House Extensions



Existing Frontage

2.00 SITE ASSESSMENT

2.01 LOCATION

The application site is a terraced property build on a linear masterplan with generous gardens linking to a service alley connecting to North Road and Short Street.

Westfield Road is located west of Caversham town centre and connects to the Henley Road (A4155) to the north and Gosbrook road (B3345) to the south. Falkland Road is an access lane located midway to the north of Westfield Park that connects to Cromwell Road.

The site is located at No. 82 Westfield Road which is within the Caversham suburb of Reading. No. 82 is a terraced dwelling to the west side of the highway and is a mirror of No. 84, as many of the properties were developed as twin plots. The properties enjoy moderate front gardens and having the building line set back from the access road allows a spatial separation from public and private areas.

Vehicular access is off Westfield Road with on-street parking, with pedestrian footpaths to each side of the highway.

There is a mix of dwelling types on Westfield Road with other house types further afield in the area i.e. Cromwell Road, predominantly in red brick with brick accents, render panels and slate roofs.

No. 82 is a terraced dwelling, that is set back from the highway and footpath by a front garden that is hard landscaped with escape access for the basement level. The property is subject to on-street parking with a parking permit scheme for occupiers.

The existing access road has ample width for two vehicles to pass comfortably in either direction, with parking limited to the west side of the highway.



Location Plan

Unfortunately, the planning department does not hold a copy of the original planning permission for the development that the application site was part of, however, on review of other available data an Ordnance Survey map dated 1880 clearly shows the highway marked out and designated as [New Road](#). This OS map would suggest that the area known as Caversham was being developed from the late 1800's to the early 1930's. On further historical review it is mentioned that after the first world war, Reading contributed to the National Campaign to provide council housing for the returning soldiers by building steadily over some of lower Caversham. This would further inform why the council have no records of this development as at the time the areas may have been divided as Rural Districts and by the time these Districts were amalgamated under one Authority (Reading) many of the records may have been discarded or lost.

[illegible]

The following planning records were found in the immediate vicinity of No. 82 Westfield Road and provide a good precedence in the area.

- It should be noted that the application house type is common to Caversham and there is development precedence in Caversham where this particular form of extension has been previously approved.

3.00 Involvement and 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 May 2024 (ref: 240685) to ascertain comments on a sketch proposal (App 1). In June 2024, a positive response was received from the council providing further guidance.

In a post pre-application meeting on site (12.11.24) with the Planning Officer (App 2) it was acknowledged that the site was larger than most terraced dwellings, and already had a 2.0m high boundary fence with the neighbour at No. 84. Given the proximity of the neighbouring rear door, it was acknowledged that undertaking a simple 3.0m rear extension under permitted development would impact this door which serves a kitchen. Furthermore, the neighbouring kitchen benefits from a dedicated window which is orientated north.

Part of the pre-application advice suggested that a Prior Approval application may have been possible. However, following the post pre-application meeting it was advised that the proposal could not be undertaken as Prior Approval due to the constraints of permitted development.

The proposal, in principle, is to propose a more coherent design to the rear of the property that will enhance the general amenities and create an additional bedroom with ensuite.

The application has made reference to Local Plan policies. CC1, CC7, CC8, H9, H10 & EN15 of the Reading Borough Local Plan and also the Borough Design Guide to House Extensions.

The property has been in C4 HMO use since October 2019 and has a licence for a 6 person small HMO. Currently the property has 5 occupants with two bedrooms benefitting from ensuite facilities. The proposal would enhance the bathroom provision for the basement

and ground floor tenants. The creation of a new bedroom with ensuite would retain the property as a small C4 HMO and adhere to the operating licence for a 6 person HMO.

The applicants wish to carry out the proposals to allow them to create an internal layout fit for contemporary living/working, whilst sensitively altering the external appearance to be complementary to its surroundings. In turn enhancing the character of Westfield Road and the wider area. The applicant's investment in the proposals will relate to usefulness of the proposed floor area, therefore, any amendments will require further consideration in terms of value and viability.



Existing rear elevation

3.02 EVALUATION

The proposal is for a Householder Planning application to erect a single storey rear extension to create a shower room and bedroom with ensuite. The new shower room would allow for an improved amenity for the occupants who do not have ensuites, providing a ratio of 2 x shower rooms to 3 bedrooms. 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 location of the rear extension will be less obvious from the highway by virtue of its location being to the rear of the property.

Due consideration has been given to neighbouring amenities with the proposal kept away from any visibility splays so as not to block any light to neighbouring properties. It should be noted that the neighbouring rear door serves a kitchen which also has a northerly orientated window. The southerly orientation of the extension will not give rise to any harsh shadows from the east or west. Therefore, the proposal is in line with policy CC8 Safeguarding Amenity.

The proposed single storey flat roof is to be finished in dark grey and to drain into the existing surface drains on site. The use of the flat roof design is a visual design cue and will assist to minimise any overshadowing/overbearing to neighbouring dwellings as well as retain the prominence of the existing roof. Therefore, the proposal is in line with the Reading Design Guide for House Extensions.

Access to the existing amenity area is to be maintained for the occupants, therefore the proposal is considered to adhere to policy H10 private and communal outdoor space.

The location of the single storey rear extension will not congest the site and will still maintain an open area to the site within the generous garden space. It is not considered that there will be any detrimental impacts to air quality and therefore the proposal is in line with policy EN15.

The overall site area is circa 137.1 sqm with the original site buildings measuring circa 49.6 sqm which provides a residual site area of 87.5 sqm, of which 50% can be developed (circa 43.75 sqm). The proposal measures 21 sqm which equates to 48% of 43.75 sqm, therefore the proposal is in line with planning development criteria.



Existing boundary with No. 84



Existing boundary with No. 80

4.00 DESIGN

4.01 PRINCIPLES OF DEVELOPMENT

Reading Borough Local Plan – Policy CC1 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 proposal it should be noted that the new rear extension does not obscure any light to habitable rooms to the adjacent properties. The properties on Westfield Road have their front elevations facing east on a similar building line, therefore, there will be no harsh shadows from the southern or western sunlight.

The single storey rear extension 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. Whilst the low-key alteration to the rear will create a minor increase in the ground floor area, there will be no increase in width of the dwelling's footprint. In addition, the bulk and mass would be built proportionally in keeping with the existing property with a roof line kept as low as possible.

The impact of the proposal to either neighbouring dwelling would be minimal in terms of mass and articulation, therefore, the amount of light and shade will be identical to the present situation. Given the small-scale nature of the proposal it is considered that there will be negligible impacts to the Air Quality Management Area (AQMA).

In order to reflect a good design in keeping within the existing residential area, it was considered that a simple single storey rear extension with a flat roof would complement and integrate well with the existing dwellings and would be sensitive to the existing surroundings. 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 rear extension will match the existing dwelling in terms of form, scale and materials.

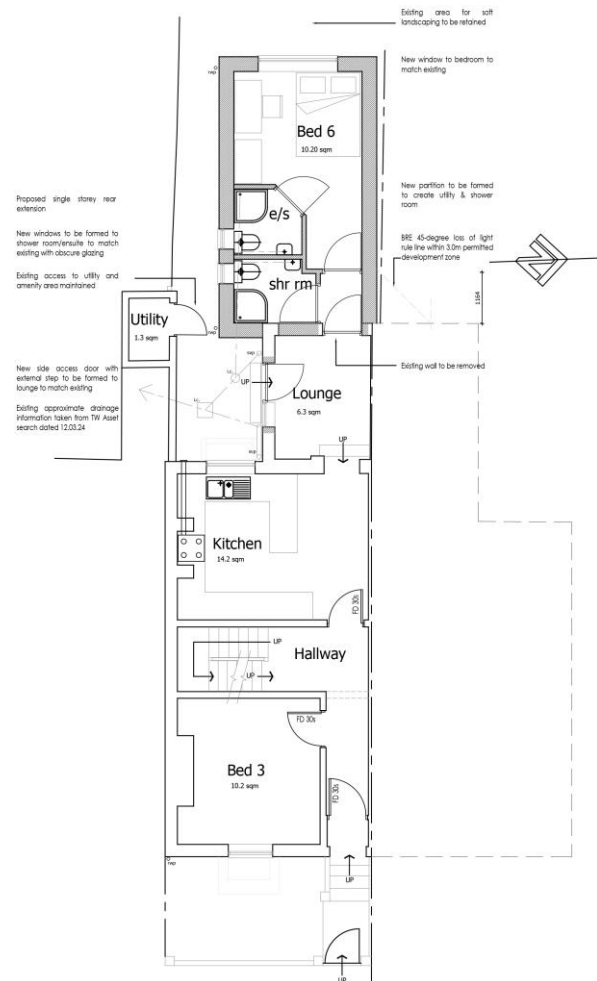
The design components are discussed in more detail in the following sections.



Existing rear extensions – view from site

4.02 ACCOMMODATION

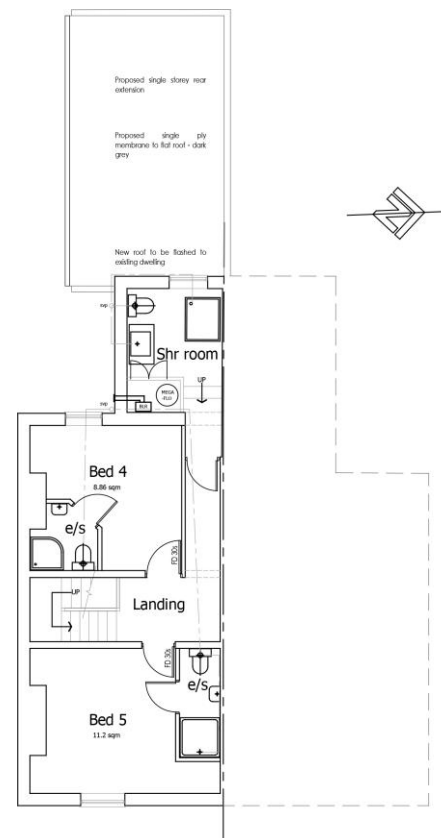
The proposed development seeks to create a shower room and bedroom with ensuite, which will link onto the existing accommodation. The accommodation enhancements will retain the property as a small C4 HMO for 6 persons.



Proposed G.F. Layout

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 with windows and doors to the southern elevations.

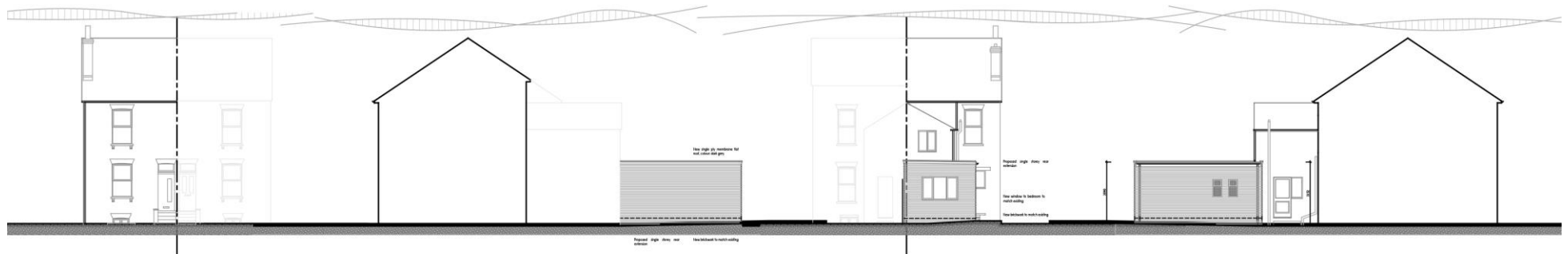


Proposed F.F./roof plan

4.04 SCALE

The proposal seeks to create a ground shower room and bedroom with ensuite to No. 82 Westfield Road. Rationalisation of the form of the proposal is to retain a maximum usable floor area within the guidelines of Reading Borough Local Plan and Reading Borough Design Guide for House Extensions, allowing the required level of accommodation. The modest new extension will match the existing materials and reflect an appropriate form and scale to the existing dwelling. The height of the proposal has been kept as low as possible within the practical constraints of buildability.

The immediate neighbouring property to the south is, No. 80 which is a terraced dwelling. No. 80 shares outhouse accommodation with the application site that has been built up to the boundary and is also screened by existing trees. No. 84 to the north is the neighbouring terrace with the application site and has not been extended but does operate as an HMO. Other neighbouring properties to the north are approximately over No.s 86 & 88 which have flat roof rear extensions. 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 proposal would be less obvious as the existing trees screen the site.



Proposed frontage, adjoining side, rear & side elevations

4.05 LANDSCAPING

The existing hard and soft landscaping will be retained where possible and therefore form a strong framework which will emphasize the landscape structure within the site. The applicant acknowledges the importance of soft landscaping to assist with air quality and climate policies.

The pre-application advice suggested a tree survey accompany a formal application. The applicant has instructed a tree survey, undertaken by Trevor Heaps Arboricultural Consultancy Ltd (ref:TH4911), and accompanies this application.

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 alteration 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 Westfield Road, using the existing point of access. With regards to the impact upon highway safety conditions along Westfield Road 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 Westfield Road.



Rear garden view

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 increase in floorspace of the proposal measures 21.0 sqm. The proposal will make a minor increase in floor area and under 2.2 of 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 Westfield Road 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.



Existing highway view north

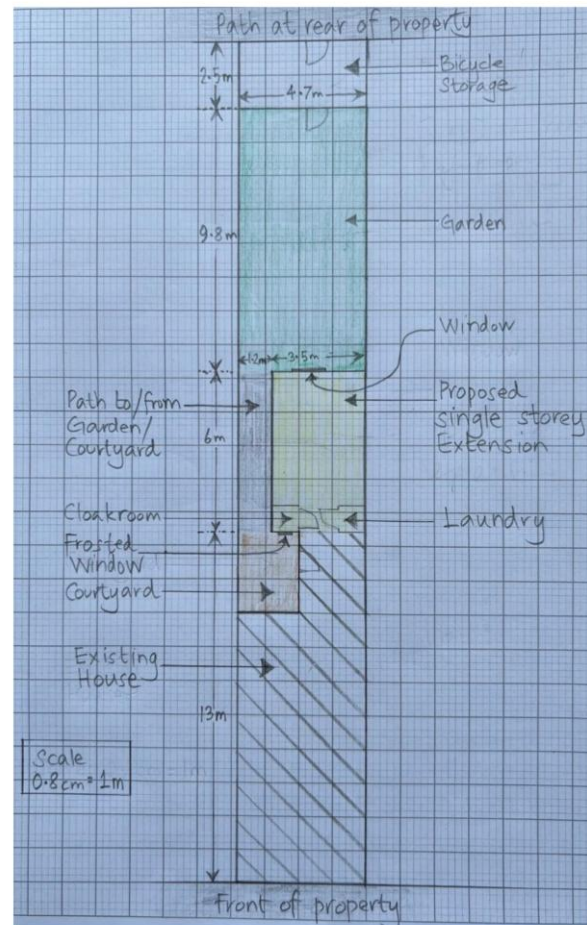


Existing highway view south

6.00 APPENDIX

Ariel view of plot including proposed extension (shaded in yellow)

Appendix 1 – Pre-application sketch



Appendix 2 – Post Pre-application meeting

20/11/2024, 11:05

adsj associates Mail - 181_3.1 - 82 Westfield Road, Caversham Reading RG4 8HJ



Suki Jhheent <info@adsj.co.uk>

181_3.1 - 82 Westfield Road, Caversham Reading RG4 8HJ

6 messages

Suki Jhheent <info@adsj.co.uk>

7 November 2024 at 15:19

To: "Hickey, Sian" <Sian.Hickey@reading.gov.uk>

Cc: "Miles, Gary" <Gary.Miles@reading.gov.uk>, Kulraj Bhachu <kulraj.bhachu@aviman.co.uk>

Good afternoon Sian & Gary,

Hope all is well and thank you for meeting with us earlier today, a real pleasure to meet you both.

As discussed, the HMO dwelling currently has two bedrooms with en-suites and three bedrooms sharing a common bathroom and is let to professional young tenants employed in the area. The proposal for a 6.0m single storey rear extension would provide an enhancement with an additional bathroom facility for the three bedrooms whilst creating an additional bedroom with en-suite. As the property is designated a 6 person HMO the additional bedroom would still operate within the granted HMO Licence (6 persons).

Given the pre-application advice we have reviewed a proposal (ref: 181_SK_002) to limit the 6.0m depth of the extension and still provide a meaningful solution/offer, however, on the basis of a 5.5m extension the residual room would not be optimal for living requirements. In this case the additional 0.5m would provide flexibility to furnish the room with adequate circulation. Further to this we have reviewed a provision of a smaller option (ref: 181_SK_001) whilst omitting the additional shared bathroom and whilst a bedroom with en-suite could be provided this would still require a minimum extension depth of 4.5m. Having reviewed the practicalities of construction, either option would necessitate an extension with a height marginally over 3.0m (ref: 181_SK_003).

Having visited the property we note that your view is that the plot is larger than normal terraced properties and that the adjoining boundary fence is already circa 2.0m in height. The proposed height of the rear extension, as mentioned above, did not present any issues with loss of light or overbearing. As noted, a simple 3.0m rear extension under permitted development would cross over the 45 degree line on plan and elevation to the neighbouring dwelling (No. 84). The attached screenshot also confirms that neighbouring No. 84 does have a side window onto their kitchen area (which faces No. 86).

In summary, the applicant has the option of a planning application or seeking consent under prior approval with the latter not requiring a tree survey. With the option of a planning application for a 6.0m rear extension there is an option to discuss an alternative if the preferred option does not obtain officer support. However, can you please clarify if this is also an option in the prior approval route?

In addition, the applicant has attempted to contact both landlords of the neighbouring properties but has had no responses.

Once the applicant has considered their options we hope to make an application accordingly.

Thank you again and kind regards

Suki

--

Suki Jhheent RIBA
Chartered Architect

for and on behalf of
ADSJ Associates Ltd
Registered in England No. 05042047

<https://mail.google.com/mail/u/0/?ik=0e2ce81954&view=pt&search=all&permthid=thread-a:678782203908708055&simpl=msg-a:r-289078891350...> 1/7