

Inception Planning
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Reading Borough Council
Civic Offices,
Bridge Street,
Reading,
RG1 2LU

Our reference: JO-787-LET-01-A

Your reference:

13 February 2025

Dear Sir / Madam

Proposed part-single storey, part two-storey rear and side extension at 7 Chalgrove Way, Emmer Green, Reading, RG4 8SJ

I write as the agent for the planning application for the above property that was submitted to your authority via the Planning Portal. The application proposes a part single, part two-storey side and rear extension.

No. 7 Chalgrove Way is a semi-detached two-storey dwelling located to the south of Chalgrove Way. The host property is a 4-bedroom dwelling, with the fourth bedroom being located within the loft space. An existing single storey flat roof extension is located to the rear of the property, with a small side extension providing a W.C. At ground floor level, the proposal seeks to provide an enlarged kitchen and dining room and separate family room at the rear of the property, with a utility and bathroom also provided. At first floor level, the proposal would provide a fourth bedroom, removing the need for a bedroom in the loft, which will revert to storage space.

Having regard to your legal requirement¹ to determine the application in accordance with policies of your development plan (unless material considerations indicate otherwise). Policy H9 of the Reading Local Plan (2019) states that extensions to a house will be acceptable where it:

- Respects the character and appearance of the house in terms of scale, location, materials and design;
- Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing boundary line;
- Does not present an overbearing impact on neighbours or a large blank facade to public areas; and
- Does not result in a loss of biodiversity within gardens.

These considerations, where relevant, are addressed below.

Impact on the character of the area

Chalgrove Way is a residential street, which is predominantly formed of semi-detached residential dwellings. As evidenced by satellite images, and the Council's planning register, a number of dwellings in the immediate vicinity of the site have been altered or extended since they were first built.

The setting back of the side extension at first floor level seeks to ensure that the extension is subservient to the host dwelling and therefore does not negatively impact upon the character of the area. Furthermore, sufficient distance will be retained from the side extension and neighbouring properties in order to create an extension that is appropriate in scale and massing for the character of the area.

Due to the design of the proposal, the layout of the site and neighbouring properties, the proposal would not provide a blank facade to the public areas, and care has been taken to ensure that the proposal does not create an overbearing effect on neighbouring properties or the streetscene.

¹Section 38(6) of the Planning and Compulsory Purchase Act 2004

Impact on host dwelling

The proposal has been designed to ensure that the extensions are subservient to the host dwelling. Notably, at first floor level the side extension is set back from the front of the principal elevation of the dwelling, ensuring that the extension is subservient in its scale and massing. Furthermore, the roof structure of the extension has been carefully designed to replicate the host dwelling. The use of materials to match the host dwelling will also ensure that the extension complements the host dwelling.

The host dwelling is set in a generous residential plot, with deep rear gardens. The proposal would only remove a small section of the garden at the property, and would not harm any biodiversity features.

Impact on the amenities of neighbouring dwellings.

The proposed side extension maintains a reasonable gap between the extension and the residential boundary. The depth of the extension will match the neighbouring dwelling, ensuring that the residential amenity will be maintained.

In relation to No. 6 Chalgrove Way (the adjoining dwelling), two important design features have been incorporated into the design to minimise impacts on residential amenity. At first floor level, the extension does not extend across the whole width of the host property, ensuring that the 45degree rule is respected, and there would be no loss of light to neighbouring dwellings. Furthermore, single storey element of the rear extension will have a flat roof, minimising its height and therefore reducing the potential to cause harm to neighbouring amenity.

Having regard to the above it is considered that the proposal complies with Policy H9 of the Reading Local Plan (2019). In the absence of any material considerations, it is respectfully requested that planning permission is granted.

Yours faithfully,

Nick Griffin MRTPI
Inception Planning Ltd.