

PLANNING STATEMENT

110 Amity Road, Reading RG1 3LL
Proposed rear extensions

1. The property comprises an existing two storey terrace house. Typically of this house type the kitchen is small with a leanto at the rear which would originally have been a w.c. A first floor bathroom has been constructed in the rear roof space over the kitchen but has an awkward step down from the main house and due to the roof slope has very restricted headroom. As in most properties of this age the construction is very inefficient in terms of insulation.
2. The applicant wishes to improve the accommodation to provide a modest enlargement at the same time making considerable improvements. The proposal addresses most of the unsatisfactory shortfalls of the existing accommodation at the same time increasing the insulation to the whole of the rear wing.
3. Drainage issues have prevented widening the kitchen and the only solution is lengthening the structure but the property has a generous rear garden and the proposal would not greatly impinge on the outside space. Similarly given the aspect there would be no impact to daylighting to adjoining properties.
3. Many of the properties in this road have built rear extensions either to add bathrooms or enlarge kitchens and this applies to the two adjoining houses. Many have raised the roof to the first floor structure to make this room more habitable. This work has been carried to No 108.
4. The additional floor area proposed is no more than 6m² therefore CIL is not a consideration and in accordance with your validation check list no forms are being submitted.