



**PLANNING STATEMENT for
A HOUSEHOLDER PLANNING APPLICATION at**

241A HEMDEAN ROAD

CAVERSHAM

READING

RG4 7QW

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Report Prepared by	iPlans
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1. Introduction

1.1 iPlans has been instructed by Faten Jaber to submit a householder planning application for a single storey front side extension, garage conversion, fenestration changes and an addition of a first floor to the existing bungalow.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 241A Hemdean Road, Caversham, Reading, RG4 7QW accommodates a detached bungalow.

2.2 The photographs below show the front and rear elevations of the dwellinghouse.



2.3 The external finish of the dwellinghouse is brick, and the fenestrations are uPVC.

2.4 Planning history for this property includes the following application:

2.4.1 220786 – a single storey front side extension, garage conversion, fenestration changes and an addition of a first floor to the existing bungalow - approved

3. The Proposal

3.1 This householder planning application is for a single storey front side extension, garage conversion, fenestration changes and an addition of a first floor to the existing bungalow.

3.2 The proposed work is the same as that approved in planning application 220786. There is no change in design to that approved. The work has not been commenced, and the three-year timeframe is nearing the end hence the submission of a new planning application.

3.3 The proposed single storey front side extension will adjoin the front of the existing garage and will be used as storage. It will infill the space to the front of the existing garage. The front element will project 2000mm deep. The width of the front and side will measure 11463mm. The side element will have the same width as the existing garage structure. There will be a garage door, front door and windows to the front elevation and windows to the side elevations. The side windows will be obscure glazed. The front section that remains single storey will have a hipped roof. The eaves height will measure 2430mm.

3.4 The garage conversion will not alter the external footprint of the existing structure except for the addition of the proposed side extension to the front. It is proposed to use the space as a study. The walls will be made thicker, but this will not alter the external footprint to the side or rear. There will be a new window to the rear and a window to the side elevation. There will no longer be a door to the rear right elevation. It will have a hipped roof.

3.5 In terms of fenestration changes, the ground floor rear windows will be replaced with new window and bi-folding door. The existing kitchen side door will be removed, and the opening will be closed.

3.6 It is proposed to add a first floor to the existing bungalow to make it a two storey dwellinghouse. It will have the sit atop the main dwellinghouse and part of the side structure (see proposed floorplan). It will measure 12069mm wide and 7311mm deep. There will be windows to the front and windows to the rear. It will have the same roof design as the existing roof.

3.7 Materials will match existing.

3.8 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Vehicles and construction activity can be accommodated down Hemdean Road without significantly affecting the traffic flow.

3.9 Waste from the site will be removed by skips with the appropriate street licences.

3.10 Hours of operation will be in accordance with the good contractors scheme.

4. Relevant Planning Policy

4.1 The Local Plan, Design Guide for House Extensions and Revised Parking Standards and Design has been consulted as part of this application.

4.2 Policy CC7 of the Local Plan states that all development must be of high design quality that maintains and enhances the character and appearance of the area in which it is located. Proposals will be assessed to ensure that the development makes apposite contribution to the character of a place.

4.3 Policy CC8 of the Local Plan is with regards to safeguarding amenity. Development should not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties in terms of privacy and overlooking, access to sunlight and daylight, visual dominance and overbearing effects of a development, harm to outlook, noise and disturbance.

4.4 Policy H9 of the Local Plan is with regards to house extensions They will be acceptable where it respects the character and appearance of the house in terms of scale, location, materials and design. They should respect the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design. They should not present an overbearing impact on neighbours.

4.5 The Design Guide for House Extension state that bulky and sizeable proposals in relation to the existing dwelling will not be considered favourably. Consideration needs to be given to the size of the existing dwelling and what is considered subservient to the existing dwelling. Extensions should complement and not appear overbearing to the existing dwelling. Disproportionate proposals that are considered harmful to the character and appearance of the existing dwelling are unlikely to be supported. Care should be given when designing an extension of any scale that there is not a loss of daylight to habitable rooms in neighbouring dwellings. It is highly likely that an application will be refused unless it demonstrates that neighbouring dwellings will not suffer from a loss of light. This can be demonstrated in proposals by illustrating the 45-degree rule of thumb on proposed plans and an assessment of orientation in relation to direct sunlight to important habitable rooms. In terms of side extensions, the roof design of single storey side extension should complement the roof of the original house in terms of design and angle of pitch. In terms of front extensions, the council will not normally grant permission for front extensions that are excessive in size, height and depth relative to the dwelling on the site and neighbouring buildings. Where there is a prevailing building line within the street, front extensions should not extend beyond that line. There is the need to ensure that it doesn't encroach on a line taken at 45-degrees from the midpoint of the window to the nearest neighbouring habitable room. In terms of additional storey, it states that a new PD right allow up to one addition storey on one storey houses. This applies to houses built between 1948 and 2018. To make use of this right, they must apply for prior approval from the council. Council must consider matters such as the amenity of neighbouring properties and the external appearance of the building when considering the application, as it would for a planning application. In considering applications for prior approval for upward extensions, Policy H9 will be applied. It is not possible to set general guidelines on when an

upward extension may be appropriate as it will depend very much on the individual case, but it is recommended that further advice is sought via the pre-application route.

4.6 The Revised Parking standard states that for 4+ bedroom dwellinghouse, there is requirement for 2 parking spaces in zones 1-3 and in zone 4, there is requirement for 3x parking spaces.

5. Conclusion

5.1 The proposal is for a single storey front side extension, garage conversion, fenestration changes and an addition of a first floor to the existing bungalow.

5.2 The proposed work is the same as that approved in planning application 220786. There is no change in design to that approved.

5.3 In the delegated report for the approved application, it was said that the area is characterised by two storey properties and therefore the development would not appear out of keeping with the character of the immediate surrounding area. The site and the neighbouring property at 243 Hemdean Road are the only bungalows on this part of the street therefore converting the existing building to a two-storey dwelling would allow the new dwellinghouse to easily fit into the existing character of the area. In addition, given the difference in ground levels, the host property being on a much lower level than its immediate surrounding area, the extended house would still be dwarfed by the neighbouring buildings especially those to the rear. This would further allow the area to maintain its character. The proposal therefore complies with policy CC7 and H9 and is considered acceptable.

5.4 I therefore hope you would consider this application with the same design, for approval.

		proposals in conservation area	
	Tree Surveys/ Arboricultural Impact Assessment and Method Statements	If any part of the proposal is within 15m of the trunk of any tree(s) on or off-site	☐ Not applicable
	Site Level Information	Where site levels are likely to affect the level or extend of impact of the proposal on neighbouring properties	☐ Not applicable
	Materials Details	When proposed external materials will be different from those used on the existing building/ structure	☐ Not applicable
	Vehicle Parking and Waste Storage Details	If there is to be any change in the parking arrangements or waste storage location	☐ See new parking plan
	Planning Statement	Encouraged for all applications to explain proposal and how it complies with local plan policies and out latest guidance	☐ Attached