



ERECTION OF A GARDEN ROOM

Planning, Design & Access Statement

**149 Kidmore Road
Caversham
Reading
RG4 7NJ**

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Introduction

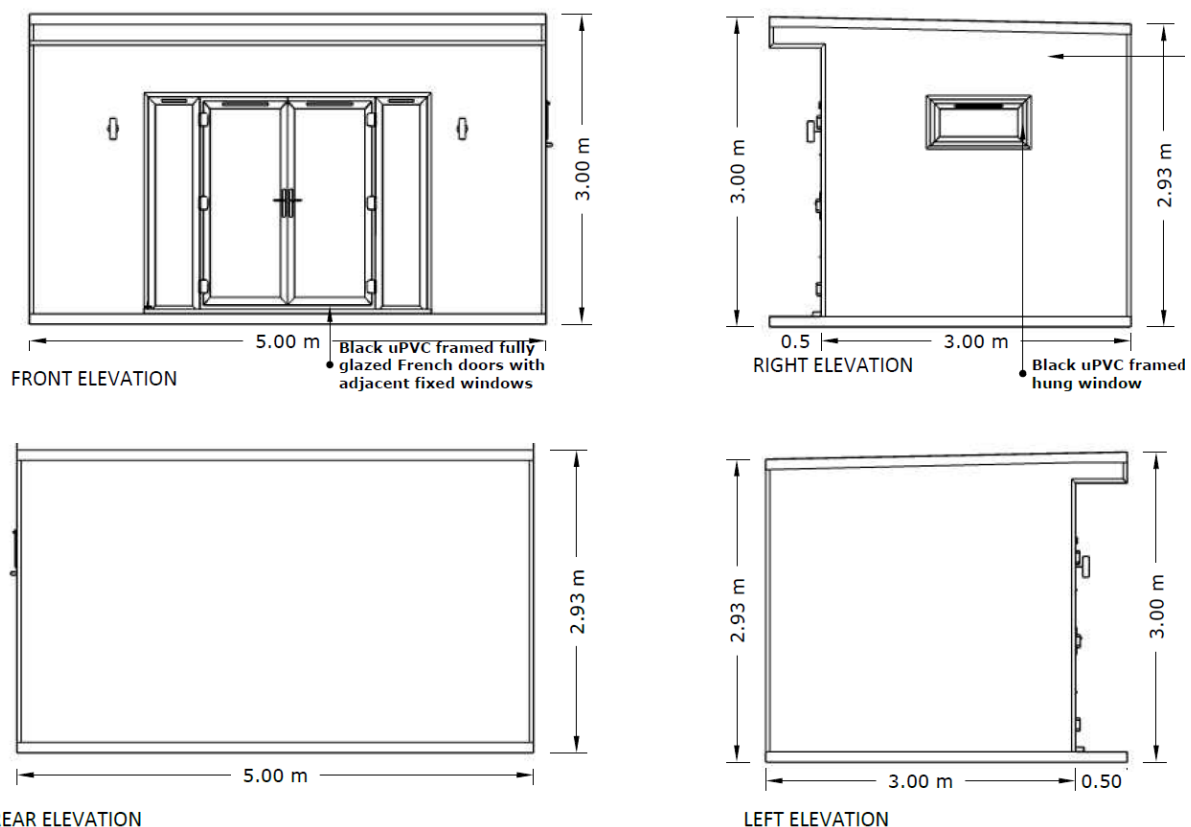
This Planning, Design & Access Statement has been prepared by NAPC Ltd to support the householder planning application for the erection of a single-storey garden room within the rear garden of the property *149 Kidmore Road, Caversham, Reading, RG4 7NJ*. The proposed garden room will be used as a home office / gym and so will therefore be incidental to the enjoyment of the main dwellinghouse.

The supporting documents submitted as part of this application are:

- Location Plan
- Proposed Block Plan
- Proposed Elevations
- Proposed Floor Plan

Proposal

This application is proposing the erection of a single-storey garden room within the rear garden of 149 Kidmore Road. The garden room will be incidental to the main dwelling for use as a home office and gym. The garden room will measure 5.0m x 3.0m and will have a maximum height of 3.0m.



A garden room of this nature could typically be constructed using Class E Permitted Development Rights under Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015. However, as the maximum height of the garden room exceeds 2.5m and the garden room would be located within 2m of the property boundary, planning permission is therefore required.

Site Context

Application Site

The site is situated on the western side of Kidmore Road, in the northern part of Reading, within the administrative boundaries of Reading Borough Council. The dwelling itself is a two-storey detached Class C3 dwellinghouse, finished in brickwork and featuring a pitched tiled roof. The site benefits from ample private amenity space to the south and off-street parking to the front of the dwelling.

The plot is bordered by neighbouring gardens to the north-western and south-eastern boundaries. The residential curtilage is clearly defined with domestic fencing and mature vegetation, serving as an effective screen to minimise any potential impact on neighbouring amenity and on the street scene.

The surrounding area is primarily residential, meaning it is therefore not out of character to find ancillary outbuildings located in gardens.

Site Designations

As per the adopted Reading Local Plan policy map extract below, the application site is not covered by any specific planning or landscape designations.



The Environment Agency's Flood Risk Map confirms that the site is within Flood Zone 1, which is categorised as having the lowest risk of flooding from rivers and the sea.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions must be made in accordance the Local Development Plan unless material considerations suggest otherwise.

The relevant policies for assessing this proposal are outlined in the adopted Reading Borough Local Plan (2019), the National Planning Policy Framework (NPPF) (2024), and any relevant Supplementary Planning Documents and Guidance (SPDs/SPGs).

Reading Borough Local Plan (2019)

- Policy CC1 – Presumption in Favour of Sustainable Development
- Policy CC7 – Design and the Public Realm
- Policy CC8 – Safeguarding Amenity
- Policy H9 – House Extensions and Ancillary Accommodation
- Policy H11 – Development of Private Residential Gardens

SPD's/SPGs

- Design Guide to House Extensions SPD (2021)

NPPF (2024)

- Paragraph 8 – Achieving sustainable development
- Paragraph 11 – Presumption in favour of sustainable development
- Paragraph 39 – Approaching decision making in a positive and creative way
- Paragraph 124 – Making effective use of land
- Paragraph 131 – Creating high quality, beautiful and sustainable buildings and places

Planning Assessment

Principle of Development

Reading Borough Local Plan (2019) Policy H9 states that house extensions or other householder development will be supported, where these are of an acceptable design, scale, and location, and do not harm the amenity of the neighbouring properties. Furthermore, Local Plan Policy H11 supports the development of private residential gardens, where these make a positive contribution to the character of the area; are of an adequate size and scale; and do not harm the amenity of the neighbouring occupiers. This is further supported by Para. 7.6.1 of the House Extensions Design Guide:

'New buildings should complement the appearance of the main house by reflecting the age and design features, such as through matching materials, roof shape or window details. Proposals that detrimentally impact neighbouring properties in terms of character and appearance, loss of light, or amenity will be refused, as will proposals which unacceptably reduce the garden space of the dwelling.'

As noted previously, it is worth noting that a garden room of this nature could typically be constructed using Class E Permitted Development Rights under Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015. However, as the maximum height of the garden room exceeds 2.5m and the garden room would be located within 2m of the property boundary, planning permission is therefore required.

Considering the above, the proposal complies with Local Plan Policies H9 and H11 and Para. 7.6.1 of the SPD, and the principle of development can therefore be considered acceptable. A further assessment of design, character, neighbouring amenity, and access will be provided below.

Design and Character

Local Plan Policy CC7 states that development must be of high-design quality and should enhance the character and appearance of the area, as well as make a positive contribution to sense of place and local context, character, and distinctiveness.

Considering the above policy criteria, the proposed garden room has been appropriately sited along the western boundary of the rear garden, where it will maintain a close functional relationship with the main dwellinghouse and will appear visually harmonious with the existing built form. Its size, scale, and single-storey nature means it reflects the appearance and characteristics of a typical residential outbuilding and will be clearly subordinate to the size and scale of the main dwelling. Similarly, its pent roof ensure that it keeps a low profile in the site and is not visually incongruous in the garden context.

The garden room has been thoughtfully designed with high-quality materials to ensure it responds positively to the character of the surrounding residential area and sympathises with the style and character of the existing build form and land uses. The materials for the garden room are as follows:

- **Foundations** – Ground Screw Foundations
- **Roof** – Pent roof sloping front to rear with an EPDM rubber membrane roof covering; Black uPVC fascias)
- **Fenestration** – Black uPVC framed fully glazed French doors with adjacent fixed windows (front elevation); Black uPVC framed top hung window (right elevation)
- **External cladding** – Thermowood timber cladding to all elevations

Considering the above, the proposal complies with Local Plan Policy CC7 and is therefore acceptable regarding its design and impact on the character of the area.

Neighbouring Amenity

Local Plan Policy CC8 states that development should not have a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, regarding factors such as outlook, privacy, access to sunlight, and noise and disturbance.

Considering the above policy criteria, the proposed garden room will be sited along the western boundary of the rear garden, where it will be well-screened from the surrounding properties and from the street scene by domestic fencing and mature vegetation. Its size is typical for that of a residential garden room, and it does not create unsightly views or adversely impact the amenity and outlook of the surrounding neighbours and properties.

The garden room's modest height and scale ensure it remains subordinate to the main dwelling and does not dominate the garden or neighbouring spaces. This means that the annexe will not be an overly-dominate feature within the garden and will not result in any significant overshadowing unacceptable loss of outlook or sunlight.

Considering the above, the proposal complies with Local Plan Policy CC8 and is therefore acceptable regarding its impact on neighbouring residential amenity.

Access, Highways & Parking

Access to the proposed garden room will utilise the existing arrangement. There will be no provision for independent access, separate highway access, or any alterations to the existing access point.

As the proposed garden room will be incidental to the existing residential use of the main dwellinghouse, no provision is required for additional on or off-street parking. As such, the proposal is acceptable regarding its access and negligible impact on highways and parking.

Conclusion

This Planning, Design & Access Statement has been prepared by NAPC Ltd to support the householder planning application for the erection of a single-storey garden room within the rear garden of the property 149 Kidmore Road, Caversham, Reading, RG4 7NJ. The proposed garden room will be used as a home office / gym and so will therefore be incidental to the enjoyment of the main dwellinghouse.

This statement has demonstrated that the proposals align with both national and local planning policies, particularly regarding design, character, and neighbouring amenity.

We therefore respectfully request that this application is granted planning permission without delay.

Positive and Proactive Decision-Making

NPPF Paragraph 39 states that local planning authorities should approach decisions positively and proactively, working with the applicants and agents to reach amicable solutions. As such, we ask that Reading Borough Council works positively and proactively with the applicant and agent on this application. Should the council require any further information or any clarification on any aspects of the application, we ask that this is requested from NAPC Ltd before a decision is issued, to ensure that a positive outcome can be reached on the application.