

Jago Associates

Application BY:
Mr. G. Liyanage

REGARDING

*Proposed Side Elevation Dormer at No10 Anglefield Road
Property*

AT
10 Anglefield Road, Caversham, Reading RG4 5HP

Planning Statement in support with the Planning Application

April 2025

[Revision 01](#)

[Jago Associates](#)

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1 INTRODUCTION

This statement is prepared in support with the planning application to change the rear extension roof at No. 10, Anglefield Road, Caversham Reading RG4 5HP.

2 THE SITE



Aerial View of the Site (outlined in yellow) and the Surrounding Area

The site is located on the South side of Anglefield Road and comprises of a two-storey end-of-terraced dwelling house, which has previously been extended to include a two-storey side extension and two storey rear extension with a loft following a grant of planning permission. The house is set back from the highway behind a hard surfaced front curtilage, whilst to the rear is a private rear garden.

The surrounding area is predominantly residential in character; however, the dwelling and surrounding buildings are not listed and the site is not located within a Conservation Area or within a designated area of special character.

Numerous nearby properties have been extended to include rear dormers and similar developments, reflecting the evolving needs of modern family life.



Front Elevation of No.10 Anglefield Road



Rear Elevation of No. 10 Anglefield Road

A number of the surrounding properties have been extended, with extensions and rear, side dormers since their construction to meet the requirements of modern family life.

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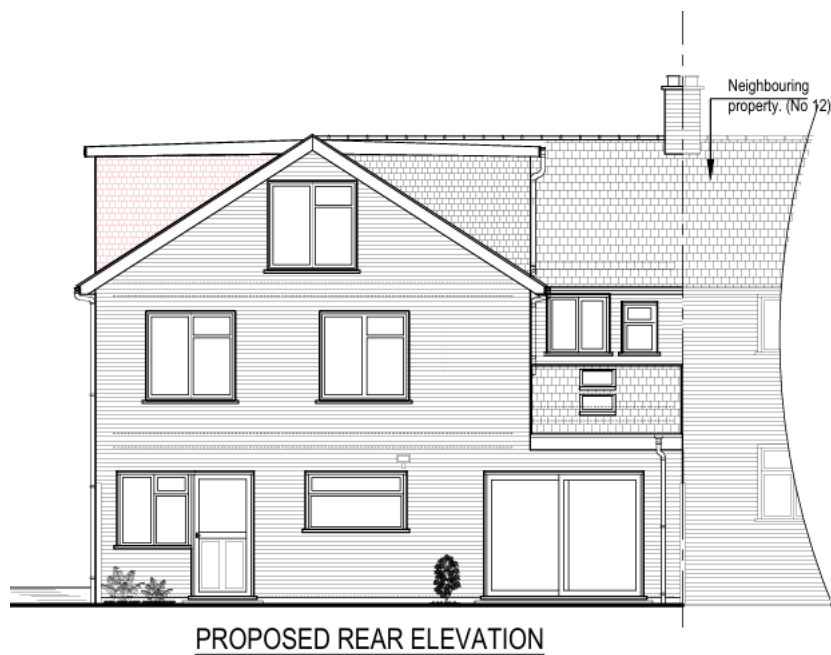
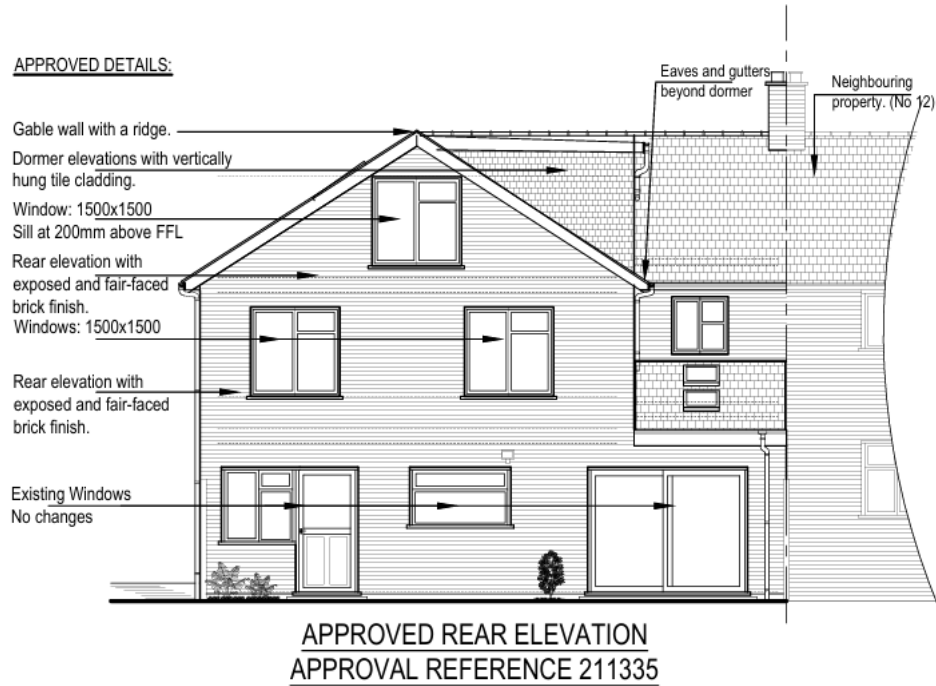
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3 DETAILS OF THE PROPOSAL

The windows proposed at the rear elevation as per the approved rear elevation under application ref: 211335

Please note that red hatching is used to highlight proposed works.



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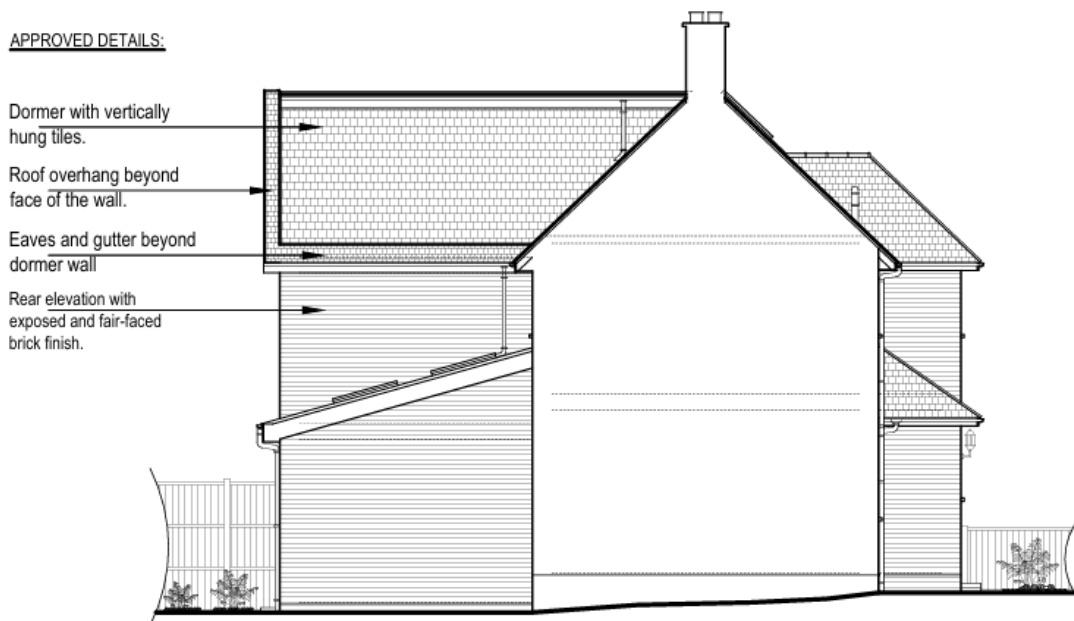
Side dormer: in this application it is propose to have side dormer as shown in this application. There are properties in similar development in Caversham /Reading area which are as shown below.

Left hand side elevation

The visible area to the left-hand side elevation is same as left hand side elevation as per the approved application ref:211335.

The lefthand side elevation and its visible area is no difference to the approved elevation.

APPROVED DETAILS:



APPROVED LEFT HAND SIDE ELEVATION
APPROVAL REFERENCE 211335

Proposed details of the left elevation:

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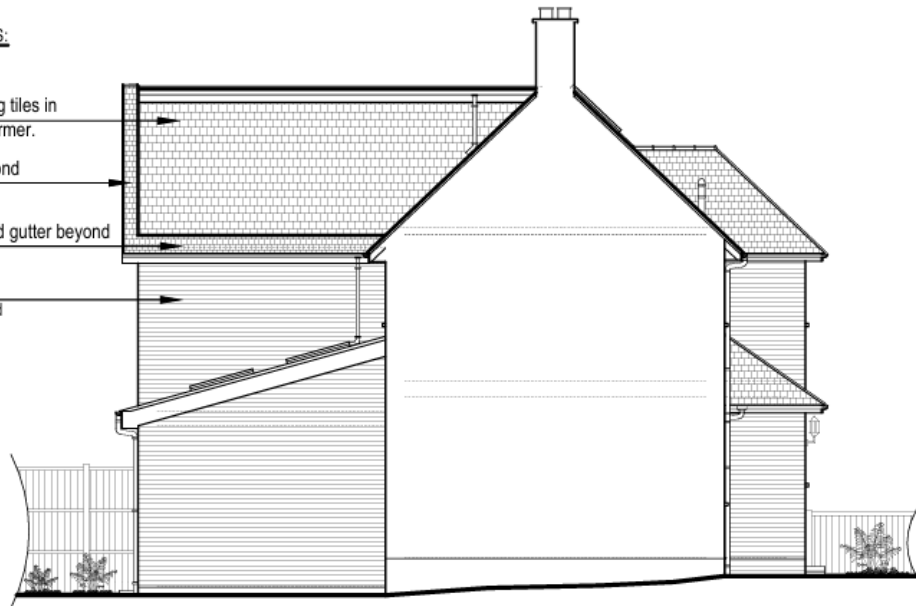
PROPOSED DETAILS:

Install vertically hung tiles in
LHS elevation of dormer.

Roof overhang beyond
face of the wall.

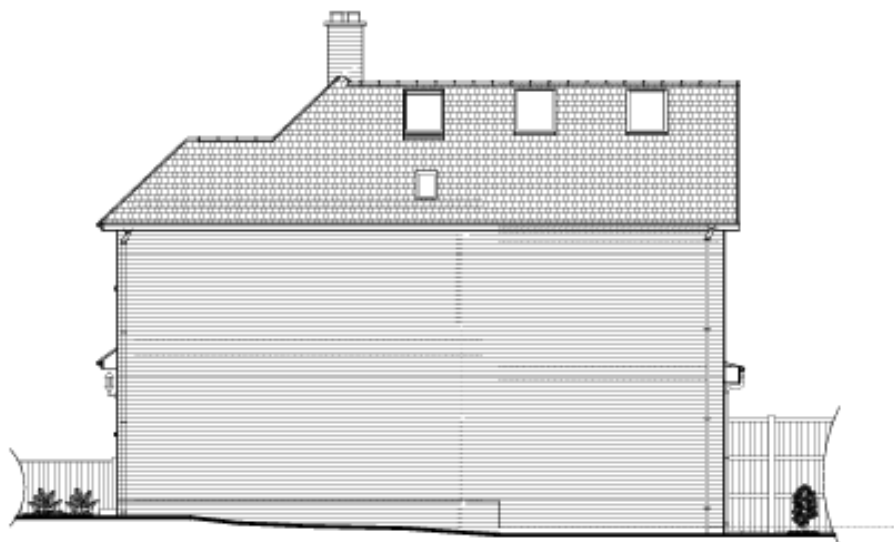
Construct eaves and gutter beyond
dormer wall

Rear elevation with
exposed and fair-faced
brick finish.



PROPOSED LEFT HAND SIDE ELEVATION

Right hand side elevation:



APPROVED RIGHT HAND SIDE ELEVATION

(Ref 211335)

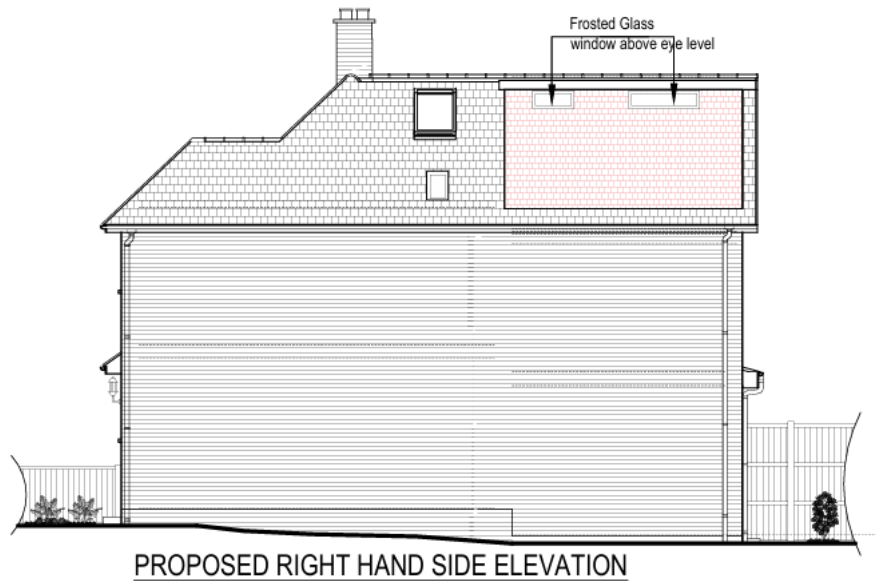
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The proposed right hand side elevation has two windows of which cill levels are above 1.7m height, replacing the two number of roof windows which are in approved plans.

The proposed drawings in the current application are also as per the policies CC7, CC8 and H9 of Reading Borough Local Plan Adopted 2019

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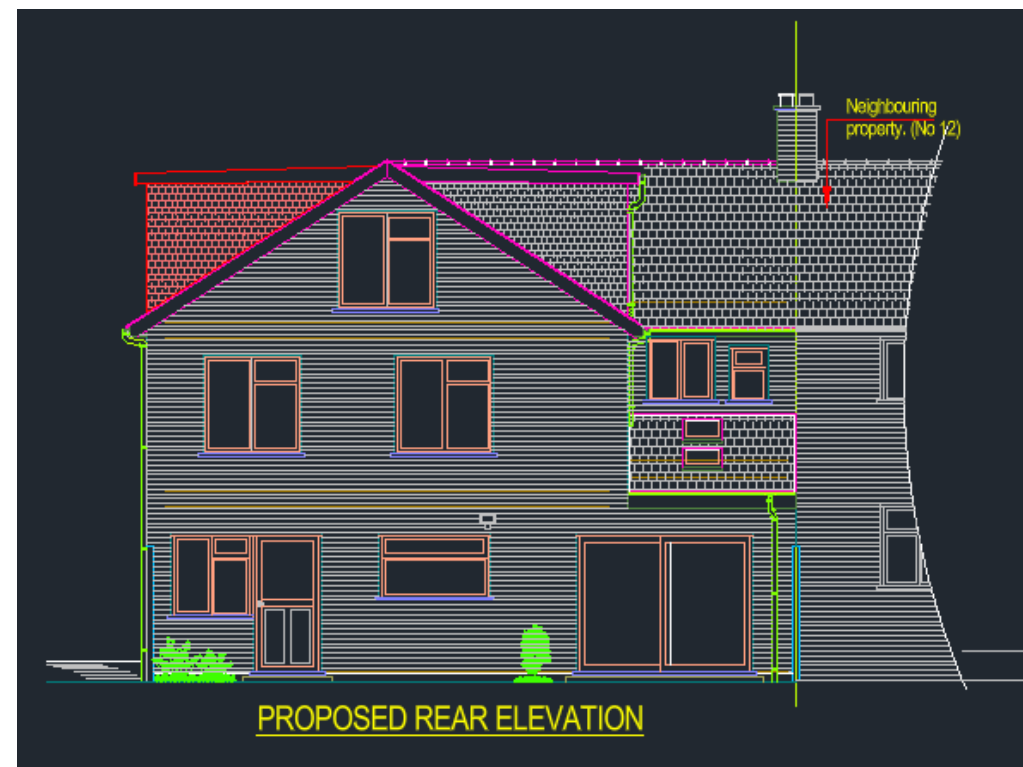
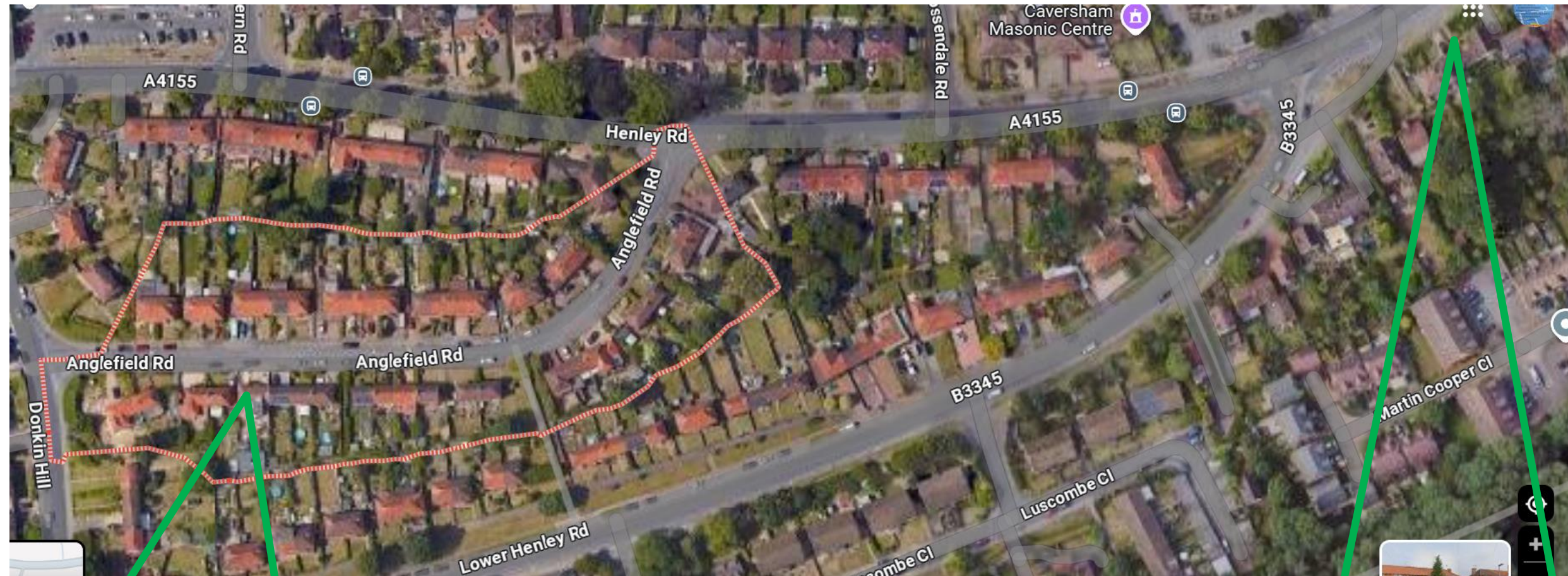
Installation of two roof lights on the front elevation, positioned symmetrically and flush with the roof slope.

All materials will be chosen to match or complement the existing dwelling in character and appearance.

Privacy

There are no changes proposed that would affect privacy or result in increased overlooking. The new windows maintain appropriate cill heights and positions to preserve the amenity of neighbouring residents.

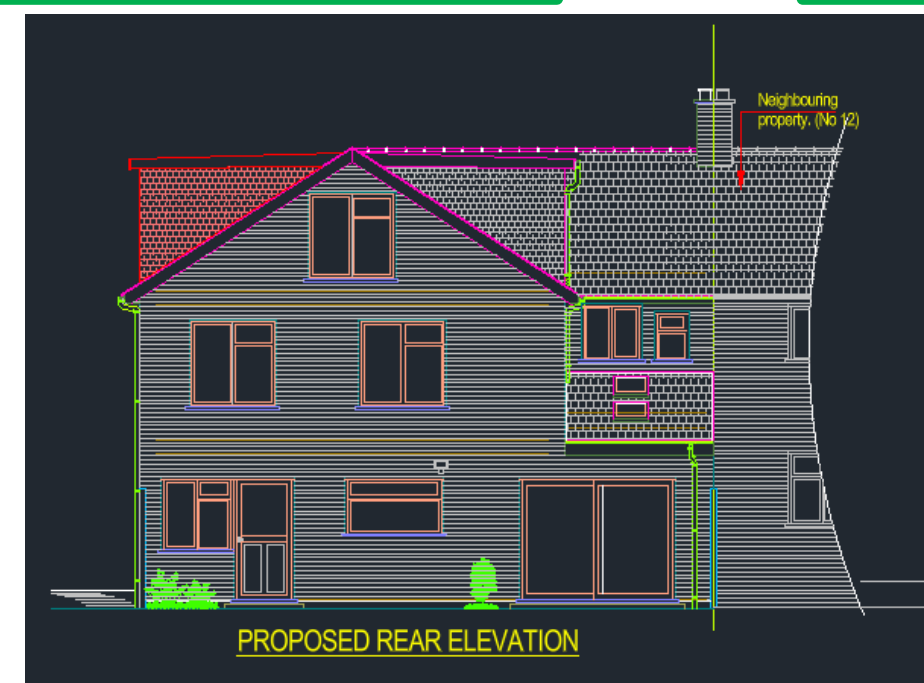
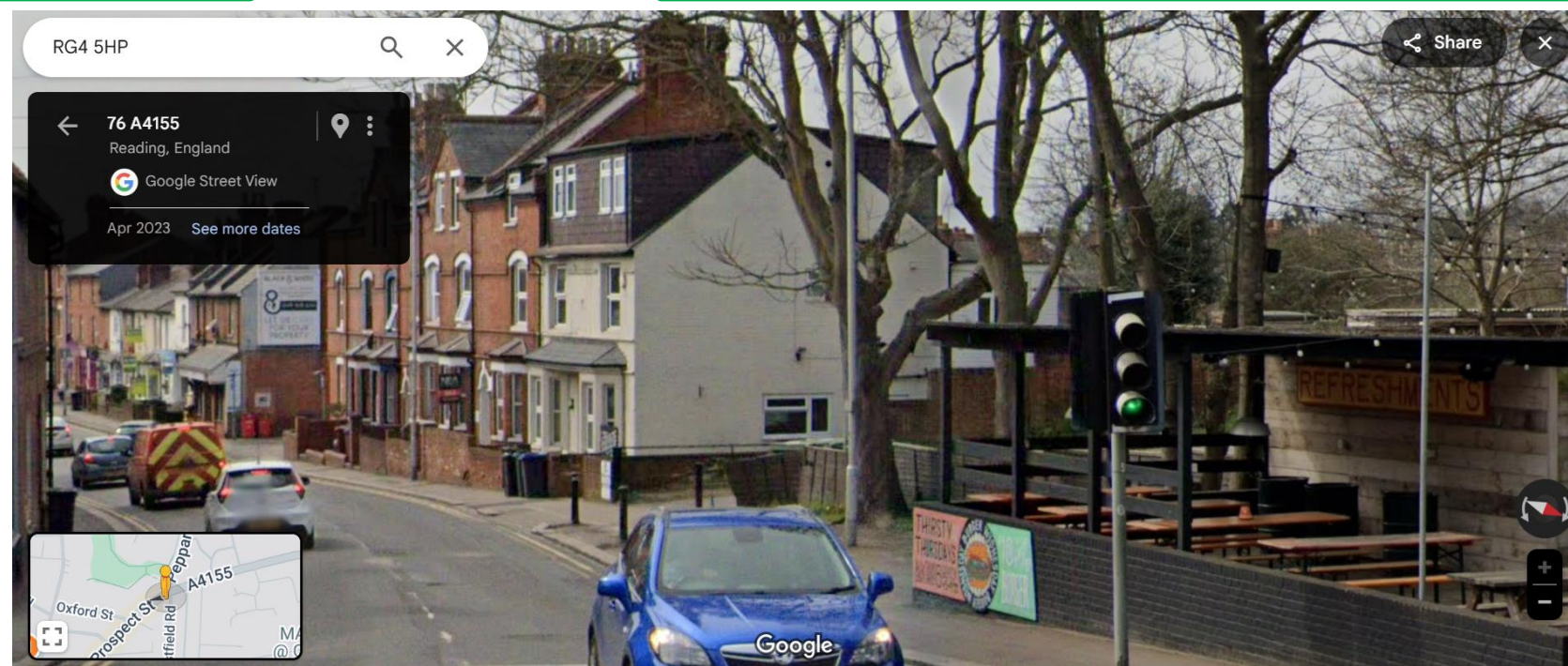
Examples of similar roofs are visible to the roads within the Reading Borough Council area.

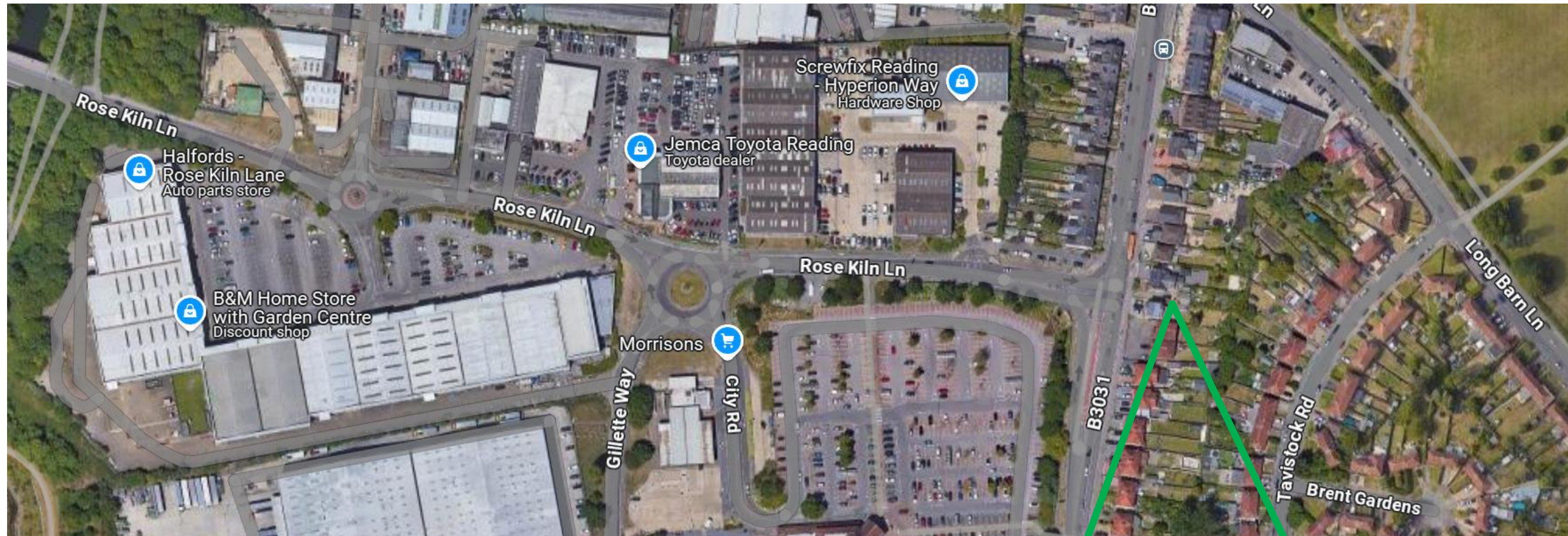


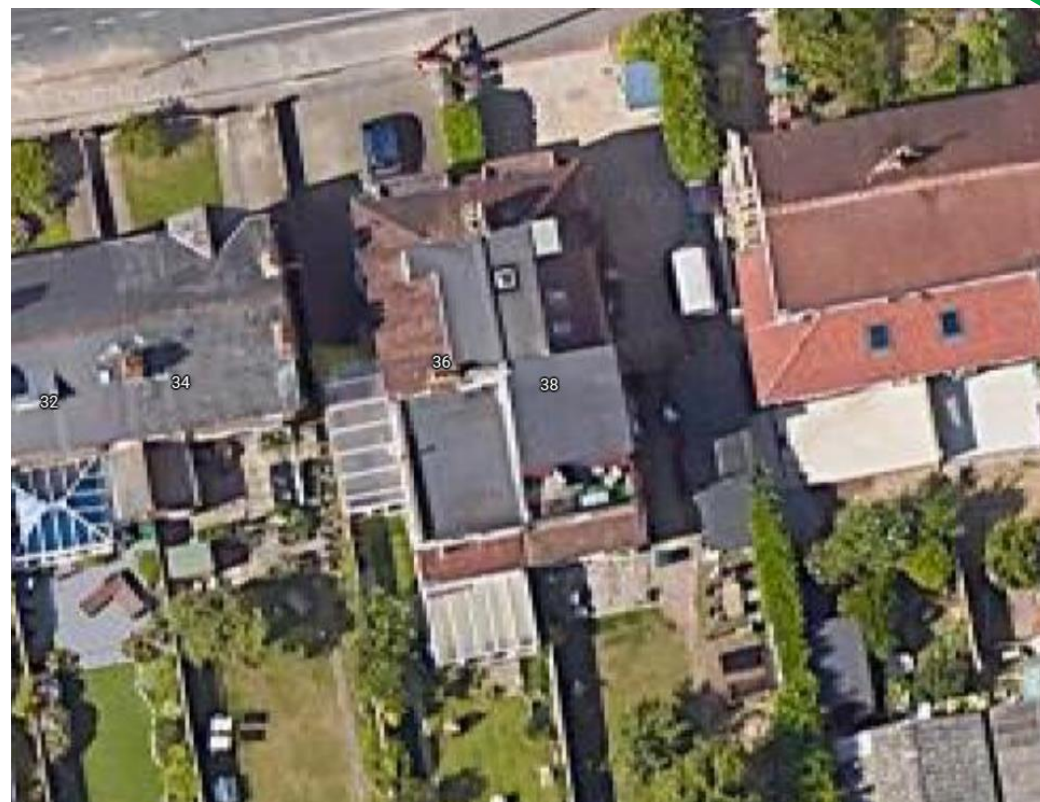
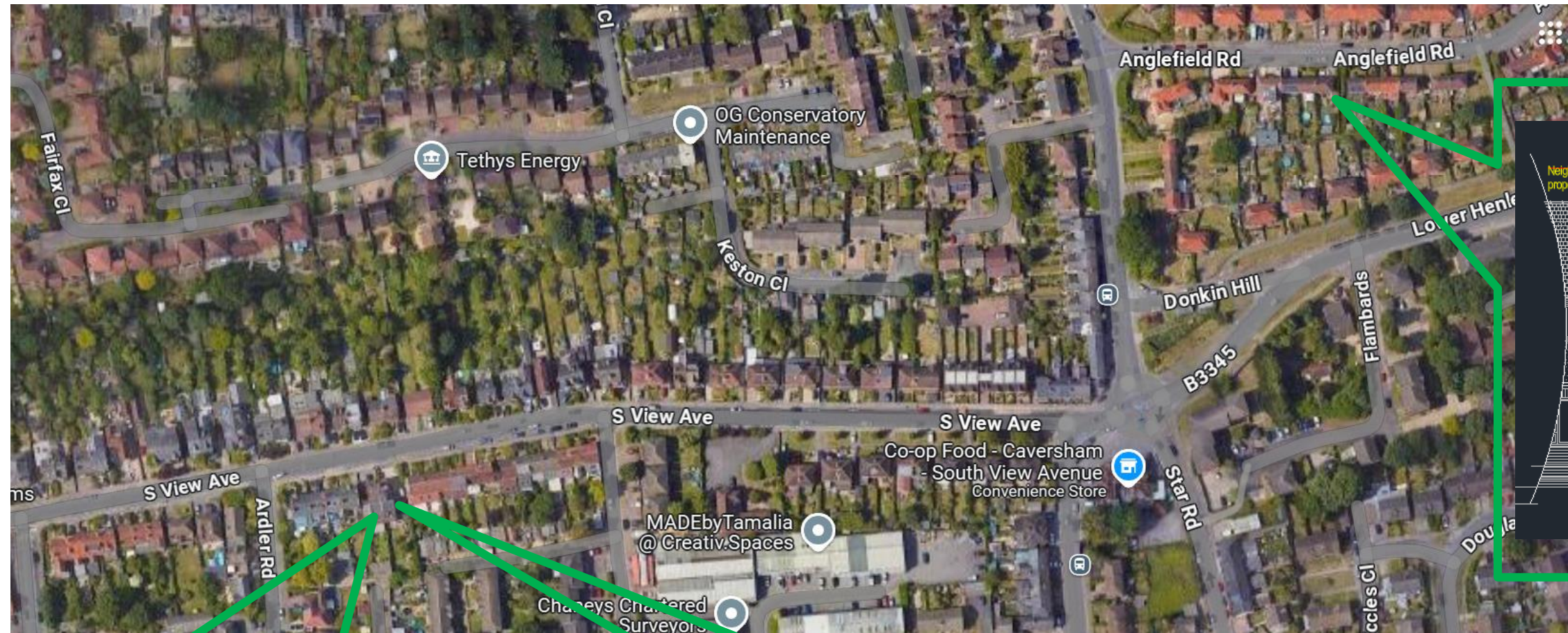
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3.0 Planning Considerations

The application has taken into account the following planning policies:

National Planning Policy Framework (NPPF) – supporting sustainable development and effective use of existing housing stock.

Reading Borough Local Plan (adopted November 2019) – particularly Policy H9 (Policy H9: House Extensions and Ancillary Accommodation), Policy CC8: Safeguarding Amenity and Policy CC7 (Design and the Public Realm).

The proposal respects the character of the existing dwelling and surrounding area. The roof alteration and dormer are modest in scale and sited to avoid overlooking or overshadowing neighbouring properties. The proposed rooflights to the front elevation are flush with the roof plane and will have minimal visual impact.

3.1 Access and Parking

The proposed works will not affect the existing access or parking arrangements for the property.

4 CONCLUSION

In conclusion, the proposed roof alterations are in accordance with local and national planning policy and represent a sympathetic improvement to the existing dwelling. The changes are in keeping with the area's character and will not negatively impact neighbouring amenity.

This proposal will reinstate the gable profile as per the original approval of application ref: 211335.

We respectfully request that planning permission be granted.