

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

Project: 2024_120 71 Whiteknights Road

Date: 16th May 2025

Revision: PL01

Householder Planning Application – 71 Whiteknights Road

REF: PP-14021424

Dear Reading Borough Council Planning,

Introduction

This Planning Statement supports a Householder Planning Application at 71 Whiteknights Road, Reading, RG6 7BB. The proposed development includes a new single story rear extension, minor adjustments to the side elevation windows and door and internal reconfiguration, aiming to enhance the functionality and aesthetics of the property while respecting local planning policies and the character of the surrounding area.

Site Description

The application site is located at 71 Whiteknights Road, Reading, RG6 7BB. The property is a semi-detached house, situated in a predominantly residential area characterized by similar residential properties. The site is not within a conservation area, nor is the building listed.



Front Elevation

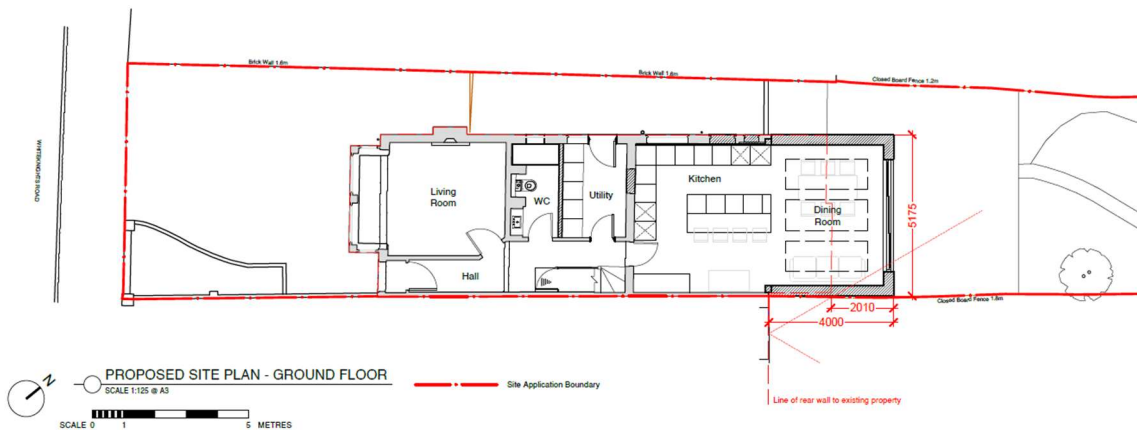
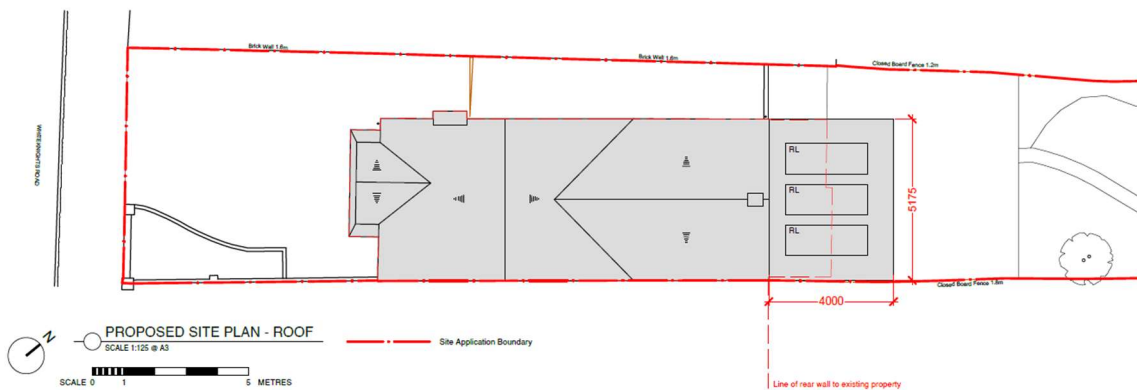


Rear Elevation & Garden

Proposed Development

The proposed development includes a single storey extension to the whole width of the rear elevation and minor adjustments to the side elevation windows and door. Specifically, the proposal includes:

- A single-storey rear extension measuring 4 meters on the boundary with no.73 Whiteknights Road by 5.175 meters wide, with a height of 2.650 meters at the eaves and 3575 at the wall plate of the single pitched roof, constructed using brick to match the existing dwelling. 3no. rooflights proposed to new roof over rear extension.
- New side door and windows proposed accessed from existing passageway around the side of the house.
- The existing detached house GIA area is 69.5sqm. New extension area added is 8sqm or 11.5



Proposed Development - Reading design guide to house extensions SPD 2021

6.1 Impact on existing dwelling

6.1.1 Size and scale - The proposed extension is subservient to the existing dwelling and compliments the character with the use of matching materials and a pitched roof similar to the existing outrigger.

6.1.2 Outdoor amenity - The proposed loss of outdoor space in the rear garden is minimal and we maintain a space greater than the GIA of the existing dwelling.

6.2 Impact on neighbouring properties

6.2.1 Boundaries - The proposed rear extension is within the red line boundary in its entirety including all eaves and drainage features.

6.2.2 Overlooking, Overshadowing and Overbearing - No proposed windows overlooking neighbours. 60degree line from ground floor neighbouring habitable room shown on existing and proposed drawings. The orientation of the extension and rear elevation is Northeast meaning minimal overshadowing and loss of light to the neighbouring property. A pitched roof and appropriate scaling have been proposed to reduce any impact.

7.1 Rear Extensions

7.1.1 *When designing a rear extension, it is important to consider established patterns, and existing extensions to other developments in the street scene.* We have reviewed existing extension on the same street and proposals are of a smaller rear extension to that approved on neighbouring dwellings.

Harm to neighbouring dwellings in terms of overlooking. This can be avoided in most cases by not having windows on the side elevations of rear extensions. New bathroom window to be obscured glazing. No side windows proposed to rear extension.

Harm to neighbouring dwellings in terms of loss of light. This particularly applies to two storey rear extensions. Two storey rear extensions should not be closer than a line taken at 45° (60° for a single storey rear extension) from the middle of any window of a habitable room in a neighbouring property. A 60degree line has been shown from the ground floor habitable window of the neighbouring property. The proposed extension falls within the 60degree line however the rear elevations of the neighbouring property and proposed extension face Northeast so have minimal impact on overshadowing / loss of light. Similar extensions have been approved at no.77 & 85 Whiteknights Road.

Designs that do not complement the existing dwelling. For example, a proposal for a flat roof extension, where a pitched roof extension would better serve the character and appearance of the dwelling. Matching existing materials and proposing a pitched roof to rear extension.

The rear extension extends more than 4m from the existing dwelling. This applies to both single storey and two storey rear extensions. However, the acceptability of a rear extension in terms of length and height will be derived from the circumstances of the application site. In some cases, an extension of more than 4m may be acceptable, but this needs to be justified. 4m Extension proposed.

The resulting rear extension would reduce the back-to-back distance between dwellings to under 20m for two storey developments, 28m for 3 storey developments. N/A Single storey extension only.

Conclusion

The proposed development at 71 Whiteknights Road, Reading, RG6 7BB represents a well-considered and sensitive enhancement to the existing property. It complies with national and local planning policies, respects the character of the area, and minimizes impacts on neighbouring properties. We respectfully request that the Council grants planning permission for this application.

Should you require any further information or clarification, please do not hesitate to contact us.

Yours sincerely,



Niall Green | BA (Hons) MArch PGDip ARB
Director