

Planning Statement

Householder Planning Application

7 Greenfields Rd, Reading, RG2 8SF

Job No: 2501
Job Name: 7 Greenfields Rd
Issue Date: 14.05.2025
Client: Georgia Demosthenous

1. Introduction

This planning statement is submitted in support of a householder application for proposed alterations and extensions to the existing semi-detached dwelling at 7 Greenfields Road, Whitley. The proposal involves a ground floor side and rear extension, a partial rear first-floor extension, internal reconfiguration, a new front porch, and roof adjustments to enhance the property's functionality and sustainability for modern family life.

The works are designed to respect the scale, character, and setting of the existing building while remaining well within Reading Borough Council's design expectations for household extensions.

2. Existing Property

The existing property is a two-bedroom semi-detached house with a small and inefficient kitchen, a ground-floor bathroom, and a narrow, elongated living room. A poorly insulated lean-to extension at the rear currently provides minimal functional space and is not suitable for modern living. The property sits on a modest but self-contained plot with side access and a fully paved front garden offering off-street parking.

The original building is constructed with traditional materials and features a tiled roof and brick elevations in keeping with the surrounding area.

3. Proposed Development

The proposal includes:

- The removal of the existing lean-to and replacement with a high-quality single-storey rear and side extension.
- Creation of an open-plan kitchen and dining area at the heart of the home.
- Addition of a new ground floor bedroom and ensuite for future-proofed, accessible living.
- A first-floor extension and reconfiguration to retain two bedrooms and introduce a master bathroom.
- A new porch to open up the cramped front entrance and establish a practical hallway division between the living and sleeping areas.

4. Design and Materials

The new extension has been carefully designed to complement the existing building. Facing brickwork and concrete tiles will match the existing materials to maintain architectural continuity. The gable roof of the first rear extension follows the original hipped roof form, minimising visual impact and contributing to a cohesive appearance.

The new porch, similar in scale and appearance to the neighbouring example at 9 Greenfields Road, improves the entrance layout and street frontage.

5. Impact on the Surroundings

The proposal respects the existing building line and maintains the established rhythm of the street. Similar developments at 13, 29 and 33 Greenfields Road demonstrate local precedent for this scale and type of extension. The extension remains subservient in height and scale, ensuring that it does not dominate the original house or neighbouring properties.

Side access is preserved despite the small-scale side extension, ensuring continued functionality and boundary respect.

6. Precedent and Compliance

Other properties in the immediate area have undertaken comparable extensions, demonstrating a clear precedent for well-integrated development. The proposed works are in line with local design guidance and policy, remaining within the 50% curtilage rule and responding to the site's character and constraints.

While this application is modest in scope, it demonstrates a sensitive and sustainable approach to home improvement, in line with the aspirations of local and national planning guidance.

7. Parking and Accessibility

The front garden is fully paved and continues to offer generous off-street parking provision for at least two vehicles. The proposed ground floor bedroom and ensuite provide accessibility benefits and future-proofing for changing family needs.

8. Conclusion

This proposal seeks to sensitively update and extend a modest semi-detached property, improving its sustainability, usability, and suitability for an ageing family. The extensions are modest in scale, use high-quality matching materials, preserve side access, and align with local precedent and design policy. We respectfully request that planning permission be granted.