

THE MARKET DESIGN & BUILD



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May 2025

Planning Statement

Demolition of garage and erection of double-storey side and rear extensions.

at

979 Oxford Road, Tilehurst, Reading, RG31 6TN

Dear Reading Planning Team,

Please consider this letter as a supporting document for the planning application enclosed. The proposal aims to improve the functionality of the dwellinghouse while ensuring compliance with local planning regulations.

The proposal is for the demolition of the existing garage and the erection of double-storey side and rear extensions.

1.The neighbourhood

The property is situated in a well-established residential area within the Kentwood ward, part of the Reading West and Mid Berkshire constituency. The neighbourhood is predominantly suburban, characterized by a mix of detached, semi-detached, and terraced houses, reflecting a blend of architectural styles and periods of construction. The area benefits from Oxford Road with good connectivity to bus routes and road networks facilitating easy travel to Reading town centre and surrounding areas.

The property is within flood zone 1 and is not within a conservation area.

2. Pre-application comments and considerations

We have outlined the pre-application advice below with our responses in red.

2.1 Design Guide to House Extensions SPD 2021 states that when proposing a side or rear extension, it must be subservient to the existing dwelling, which can be achieved by setting back the side extension from the front.

The side extension has been set back to appear subservient to the existing dwelling.

2.2 A successful application will demonstrate that the proposals respect the original design and style of the dwelling while remaining subordinate in scale.

The design has been amended to respect the original design and style of the dwelling while remaining subordinate in scale. Please refer to the drawings submitted as part of this application.

2.3 The proposed two-storey side and rear extensions would feature a pitched roof, which would be at the same plane as the existing house, as well as a frontage that aligns with the established building line. However, this design is considered unacceptable, as the proposal would fail to be subservient to the main dwelling, both in terms of massing and visual impact. This could be mitigated by lowering the ridge line, setting back the frontage, and introducing a lower and varied roof form for the proposed rear extension, ensuring it remains subservient to the main building.

The ridge line of the side extension and the rear extensions have been lowered to remain subservient to the existing house. The roofs on the extensions have been redesigned to match those on the neighbouring properties while remaining subservient to the main building.

2.4 Additionally, a pitched roof or canopy-style front porch would be more in keeping with the character of the property, rather than a flat canopy.

The flat canopy over the porch has been amended to a pitched roof style to match the original property.

2.5 More detailed specifications regarding materials, including bricks, windows, doors, and roofing, would be necessary to fully assess whether the proposals respect the architectural character and appearance of the main dwelling and the wider context of the surrounding area.

Brickwork is proposed to the external walls to match the architectural character of the neighbourhood. Dark framed windows and doors are proposed along with decorative features on the elevations.

2.6 Given that the street is characterized by detached properties with cross-gabled roofs, projecting windows, and pitched-roof front porches, it would be advisable to incorporate similar design elements to maintain visual harmony with the existing built form and ensure consistency within the streetscape.

The design has been amended to incorporate cross-gabled roof and pitched roof front porch to maintain visual harmony with the existing property and to ensure consistency within the streetscape.

2.7 The building may host roosting bats and to confirm whether this is the case, and if so how bats will be affected by the proposals, a bat survey will need to be carried out. The survey will need to be carried out prior to determination of the application, or the application would need to be refused on the grounds that insufficient evidence had been provided to determine the likely impacts of the proposals on bats (which are a protected species and a material consideration in the planning process).

Please refer to preliminary bat roost assessment and bat emergence survey from ASW Ecology submitted as part of this application.

2.8 A more detailed plan would be needed to clearly show the required vegetation removal and the existing vegetation.

Please refer to the report regarding the impact on trees of proposals for development at 979 Oxford Road, Tilehurst, RG31 6TN from John Cromar's arboricultural company submitted as part of this application.

3. The proposal

The replacement dwelling retains the same orientation as the existing one, adding a small area of additional footprint. The footprint of the proposed dwelling largely matches the existing, leaving a minimum of 1 meter from the front corner of the building to the site boundaries.

The proposed new dwelling is to be of traditional design with a classical influence, constructed with facing brickwork and a matching brick plinth, under tiled covered pitched roofs. Stone sills and lintels are also proposed.

3.1 Porch and Front extension

A double story front extension has been introduced to match the original property. The pitched roof porch and this double story front extension with a gable on the main roof with similar

glazing as submitted in the pre-application drawings aims to retain the character of the original property.

3.2 Roof

Cross gabled roofs are incorporated into the proposal to match those in the surrounding neighbourhood. The existing roof ridge is retained, and the roofs of the extensions are designed to be subservient to the original property.

3.3 Access

The access to and from the site would be retained.

3.4 Landscape/Trees

Please refer the drawings submitted as part of this application for the changes to the landscape and trees. We have provided a tree survey report to support this application.

3.5 Neighbour Amenity

The 45° Right to Light lines have been added to the submitted drawings, demonstrating that the proposal conforms to planning policy.

Best regards,

The Planning Team
The Market Design and Build