

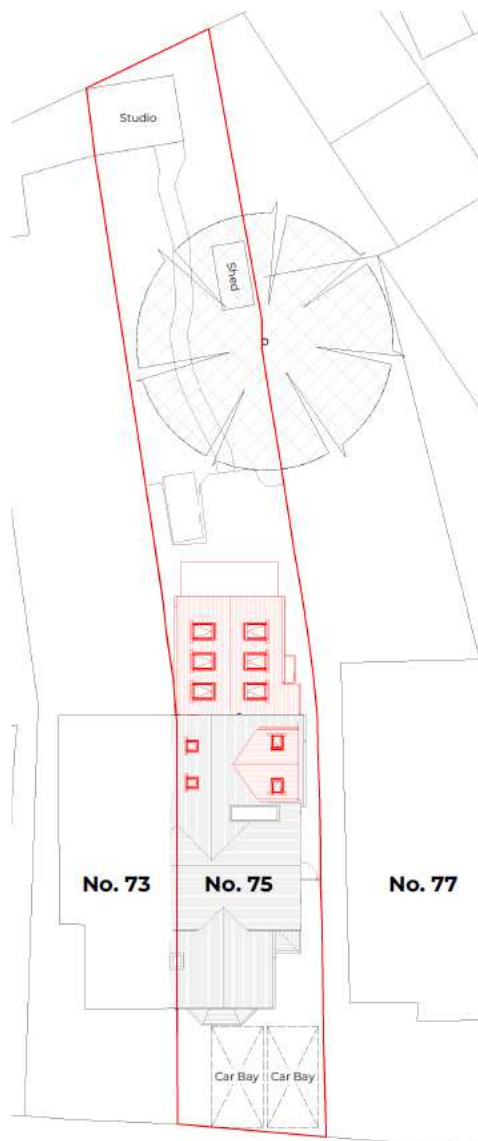
C5138

75 Russell Street, Reading RG1 7XG

Planning Design and Access Statement

HOUSEHOLDER PLANNING APPLICATION

June 2025



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Introduction:

This statement has been prepared on behalf of our client, who is seeking full planning permission for a new single storey extension to the rear of the property, internal alterations, a second-floor dormer extension along with rooflights added to the main roof.

Site Location & Context

The application site is 75 Russell Street, Reading, off Castle Hill. The location benefits from its' close proximity to the town centre, which is walkable in 10-15 minutes. There are good transport links such as a bus stop within 50yds of the house, Reading Train station (1.5 miles away), and Junction 11 of the M4 Motorway (approx. 4 miles away).

The house is located within Reading's Conservation Area, on a street lined with large, Victorian semi-detached houses that offer ample space and comfort for residents. These houses are characterised by red brick coupled with slate roofs, tall chimney stacks and bay windows to the front.



View down Russell Street from the Tilehurst Road junction

Existing Site Information

The development site is located along a busy road and is a broadly rectangular plot of land, skewed towards the north in the rear half. The front of the site at the street is approximately 6.8m wide, and the rear of the garden is approximately 6.2m wide. The overall site area is approximately 346 sqm (0.03 hectares). The site is largely enclosed by close-boarded fencing and small bushes which give a feeling of privacy and green-ness in this traditional characterised neighbourhood.

The existing dwelling is semi-detached and has a large footprint, it is positioned to the front of the site. Side access on the flanking side is constricted to a narrow passageway, with a gate accessing the rear garden. This is characteristic of the typology of the houses on this street. The rear garden is mostly flat with a grassed area and a winding path to the bottom of the garden.



Street facing elevation (east)



Rear elevation view from back garden (west)

Planning History

Recent developments requiring planning permission at the site address have been extracted from RBC's planning applications website and are listed in the table below. Most of these relate to TPOs, the garden room application was made by the current owners of the house.

PL/23/0600	Works to a Tree in a Conservation Area	75 Russell Street Reading RG1 7XG	T1 Sycamore Fell as preventing erection of fencing to secure this sheltered housing property.	Decision Made	Agree	04/5/2023	05/6/2023
PL/24/0311	Works to a Tree in a Conservation Area	75 Russell Street Reading RG1 7XG	1x Sycamore tree - remove Replanting a selection of native hedgerow/woodland edge trees/shrubs along part of the left-hand boundary as part of the general garden improvement with a focus on wildlife and biodiversity. These will include Hawthorn, Blackthorn, Crab apple, Hazel and GuelderRose.	Decision Made	Agree	11/3/2024	24/4/2024
PL/24/0484	Householder planning permission	75 Russell Street Reading RG1 7XG	Wooden Garden Room at the rear of the garden with dimensions 3m x 3.6m.	Decision Made	Approve	16/4/2024	11/6/2024
PL/24/1226	Works to a Tree in a Conservation Area	75 & 77 RUSSELL STREET, READING, RG1 7XG	Proposed works to trees in a conservation area	Decision Made	Agree	17/9/2024	21/10/2024

Above: Table listing recent planning development at the site address

In the wider street, there has been much planning development activity, mostly in terms of changes of use - conversions to flats or to HMOs. However, there is precedent of a few single storey extensions and alterations to the roofline – as can be seen on the table below – both APPROVED:

Reference	PL/20/0770	Application type	Householder planning permission
Site address	65 Russell Street Reading RG1 7XG	Description	Single storey rear extension and roof extension, terraced patio and frontage railings.
Status	Decision Made	Decision	Approve
Received Date	05/6/2020	Decision Date	02/9/2020

Reference	PL/21/0651	Application type	Householder planning permission
Site address	67 Russell Street Reading RG1 7XG	Description	Single storey rear extensions, conversion of loft space and addition of flat roof dormer window
Status	Decision Made	Decision	Approve
Received Date	27/4/2021	Decision Date	07/10/2021

Above: Table listing recent single storey extensions and alterations to the rooflines of nearby properties

The Proposal

Proposed Development

The proposal is for a new single storey extension to the rear of the house, along with significant internal alterations to the kitchen/dining room, optimisation of a first-floor bathroom and the addition of a second-floor ensuite dormer extension to one of the bedrooms. Furthermore, the main bedroom here on the second floor is having rooflights added to allow the space to benefit from natural light.

The aim of the development is to enlarge the ground floor accommodation to allow more free-flowing space and a better internal configuration generally, for a busy household made up of two adults and four grown children. A purpose designed downstairs bathroom, a redesigned, functional kitchen and utility room all seek to improve the daily lives of this busy household.

Appearance

It is proposed to form the new extension in red brick walls and a slate roof, to match the house. The dark fascias and guttering on the existing house will be echoed in the new fenestrations and roof details of the extension. The dormer at the top of the house will be clad in traditional lead flashing.



Above: Proposed Rear View



Existing rear elevation



Proposed rear elevation

Sustainability

The proposed development will be designed to comply with current building regulations - Part L in particular which sets out principles for the conservation of fuel and power in dwellings. To this end and among other initiatives - the project includes the inclusion of an Air Source Heat Pump to power heating and hot water.

Access

Stepped access into the house will be retained. The existing access to the house off Russell Street will not be altered.

Parking

The existing driveway will be retained, with space for two cars to park. There is further on street parking available within a few feet of the house. There are no further habitable bedrooms being added to this property, in turn, no further car parking space is required.

Trees / Landscaping

The existing Sycamore tree on the boundary with the immediate neighbour will be retained, as will hedgerows and bushes that exist on the site currently. An Arboricultural Impact Assessment is included with the application.

Ecology / Biodiversity

There are no identified biodiversity interests at this site, as shown on the Reading Borough Council Local Plan Map.

Flood Risk

The proposed development site is located in Flood Zone 1, an area with a low probability of flooding.

Waste and Recycling

The existing waste and recycling bins are located at the side of the house and will remain in place. The bins are collected from the end of the drive on council-nominated collection days.

CIL Liability

There are no new dwellings nor net additional floor space of 100sqm or more proposed for this property, therefore the development is not liable for the CIL levy.

Conclusion

Whilst there is no impact on the street scene, the proposed development serves to prolong the life of this existing character property and will positively impact the occupants who reside there. The internal alterations are considered not to impact neighbouring properties along Russell Street. The development has also been designed to retain all trees, with the potential for additional landscaping to be incorporated within the scheme.

For the reasons detailed in this document, permissions should be granted for planning a new single storey rear extension, internal alterations and the addition of a new dormer on the second floor.