

Planning Statement

1. Scale and Design

- 1.1 Grosvenor Road contains a variety of property types with both hipped and gable end designs. The existing property is hipped roof. The proposals include extending the hip to the east elevation to a gable end. This is consistent with the gable end design of a significant number of properties in Grosvenor Road. In particular the design approach is entirely consistent with the design granted planning permission at no. 22a Grosvenor Road (application reference 190868/HOU).
- 1.2 There are numerous other examples of properties within the road where loft conversions have included alteration to the side of the property, primarily to accommodate stair access to the second floor.
- 1.3 Due the nature of the proposal there would be no impact on building line.
- 1.4 The arrangement of windows to the proposed rear elevation has been set out to be consistent with the alignment of windows at first floor level.
- 1.5 From the front elevation the property will appear with a simple tiled roof with rooflights.
- 1.6 The design and scale of the extension is therefore entirely appropriate for the property and in keeping with the design and character of properties in the surrounding area and in accordance with Policy H9 of the Reading Borough Local Plan (2019).

2. Materials

- 2.1 The elevations of the proposed dormer window will be covered with tiles to match the existing property. The additional roof and gable end to the main building will also be clad with tiles to match the existing property. UPVC windows and guttering will also be to match the existing property. The proposed development will therefore be in accordance with Policy H9 of the Reading Borough Local Plan (2019) in this regard.

3. Impact on Amenity – Overlooking/Overshadowing

- 3.1 The proposed development would not adversely impact on the amenity of surrounding properties. Due to the arrangement of the plots, the rear garden of

30B Grosvenor Road wraps around the rear of the application plot. As such the proposed dormer window to the rear would not directly face onto another property.

- 3.2 Views obtainable from the proposed dormer of the rear gardens to no. 28 and no. 30B Grosvenor Road would be no different to current views from the existing first floor rear bedroom window.
- 3.3 No new windows are proposed in the side elevation of the property.
- 3.4 The alteration of the property from hip to gable would not adversely impact on no. 30B Grosvenor Road due to the separation between the two properties and orientation of the buildings. The minor alteration to the proximity of the main ridge (due to the conversion to a gable end) would have no impact on 30B as the windows in the side elevation of the adjoining property are a secondary window (ground floor) to a lounge/diner served by front and rear elevation windows, a bathroom window (first floor) and a secondary velux window (second floor).
- 3.5 The proposed development is therefore in accordance with Policies H9 and CC8 of the Reading Borough Local Plan (2019) in this regard.

4. Ecology and Natural Environment

- 4.1 There are no proposed impacts on the garden of the property and therefore no impact on biodiversity in gardens in accordance with Policy H9 of the Reading Borough Local Plan (2019) in this regard.
- 4.2 Although the proposal relates to the roof of the property the existing roof space is fully boarded, with electricity and has in the past been utilised as habitable accommodation (when the property previously had a two storey side extension prior to the development of 30B Grosvenor Road). The second floor is regularly accessed for storage and access to the boiler for the property. The eaves are partially open to the boarded room and there are therefore no known or noticed indications of bat activity.