

Planning, Design and Access and Heritage Statement

In support of a householder application for the construction of a 1.5-storey side extension and a double-storey rear extension.



18 Church Road, Caversham, Reading, RG4 7AD

November 2025

Prepared by Candid Planning Consultancy

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Our Reference: 25/029

November 2025

Introduction

- 1.1 This Statement has been prepared on behalf of Mr and Mrs Williams (the Applicants) in support of a householder application for the construction of a 1.5 storey side extension, a double storey rear extension and the regrading of the existing garden steps.
- 1.2 The application follows the withdrawal of two similar applications on this site. This fresh application seeks to address the issues raised with the previous schemes and is supported by additional technical information including the results from recent bat surveys (showing no signs of bats) and a detailed Flood Risk Assessment. The design has also changed in that it is now no longer proposed to convert the boat house into habitable space.
- 1.3 The application is now supported by a Heritage Statement (which is combined with this Planning and Design and Access Statement) which considers the appropriateness of the extensions in terms of their scale and form and the potential impacts on the historic built environment.
- 1.4 This Statement reviews the design evolution process and the nature of the scheme. It sets out the planning policy framework and the key planning considerations and finds that the proposals are sensitive to its surroundings and preserves the character and appearance of the Conservation Area.

Site & Historic Development

- 2.1 The application site relates to a two-storey detached house near the centre of Caversham, sited on Church Road (A4074), to the north and the River Thames to the south.



Figure 1: Google aerial image with the application site outline in red

- 2.2 The site has a large garden which is set significantly lower than the ground floor of the property.



Figure 2: Rear Photograph of the application site

- 2.3 The A4047 is a busy arterial road leading traffic connecting Caversham and areas to the north west of Reading with Reading town centre. The house benefits from a parking area at the front with an existing stone wall and railing treatment.



Figure 3: Front Photograph of site

- 2.4 The house is located within the St Peter's Conservation Area and there are a number of listed buildings close to the site including: Number 20 (The Rectory), Buckside and Buckside Cottage, all of which are marked in blue and white dots on the image below.



Figure 4: Map showing location of nearby listed building

Historic Development

- 2.5 Caversham has changed over time and as result the area contains buildings of diverse age and style from different periods, including 16th and 17th century buildings, late Victorian and Edwardian buildings and then more modern additions. Interestingly, the subject site is not featured on the 1938 OS map (published in 1945).

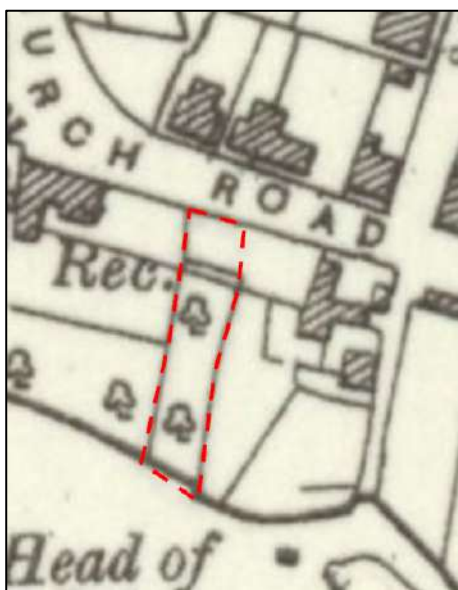


Figure 5: 1938 OS Map (the house has not been built by this time)

- 2.6 It is understood that the subject site was built some sometime in the 1940s, alongside 18a Church Road and 3 Buckside (a new house to the rear of 18a Church Road), which all appear on the Council's historic mapping tools from the 1950s (as per the image in Figure 6).



Figure 6: 1950s Council historic map and the application site has now been built.

- 2.7 By the 1980's a large extension has been added to the rear of the application site, running along the boundary with 18a Church Road, as evidenced in the map below. We are, however, unable to locate the planning permission for this 1980s rear extension on the Council's file.

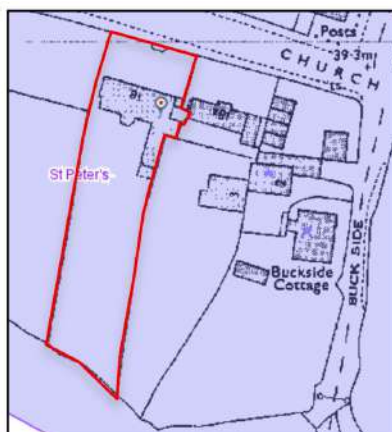


Figure 7: 1980s Council historic map and the extension has been built.

- 2.8 Photographs of what the extension looked like in 2013 have been provided in Figure 8, which show a projecting platform to the rear of the property. This extension sits elevated above the garden to align with the ground floor level of the house. It is made out of red brick with a uPVC conservatory structure added onto the end. A storage room sits below the extension, known as the 'boat house', which can only be accessed from the garden.



Figure 8: Photographs of the extension in 2013

- 2.9 The conservatory element of the extension has since been demolished and replaced with a structure incorporating an open balcony and bi-fold patio doors (approved under LPA Ref 13/00086/FUL). Work at this time was also carried out to the flat roof and the windows were replaced. Photographs of what this rear extension looks like now are provided below.



Figure 9: Photographs of the extension in 2025

- 2.10 Around the same time, in 2013/2014, a new dwelling was constructed immediately to the west of the subject site. This house is now known as Mulberry House, 20a Church Road and it gained approved 6th July 2011 (LPA Ref: 11/00303/FUL). It is a large house relative to its plot. It extends out to the rear, past the application site, and has extensive glazing along the rear elevation. For ease of reference, the image in Figure 10 below shows where Mulberry House sits in relation to the subject site (outlined in red).

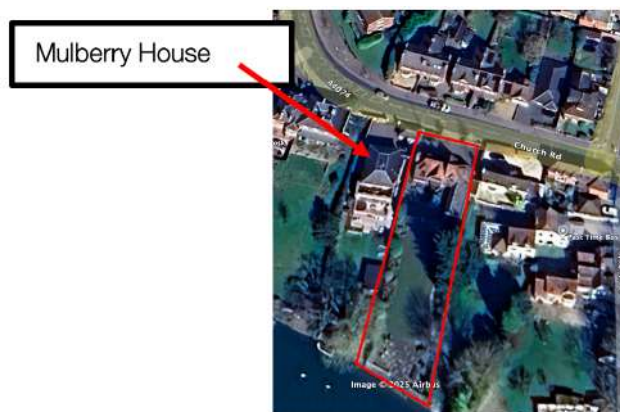


Figure 10: Aerial Photograph showing the difference sizes of the application site compared to Mulberry House

- 2.11 Mulberry House now physically separates the subject site from the Grade II listed Rectory, which is located further to the east along Church Road. Whilst the neighbouring properties on the other side of the application site (18a Church Road and 3 Buckside) separate the house from the other Grade II listed properties to the west, known as Buckside and Buckside Cottage.

St Peter's Conservation Area

- 2.12 The St Peter's Conservation Area lies to the north side of the Thames, to the immediate west of Caversham's shopping centre. The Conservation Area was designated in 2009 and then extended in 2018. The Conservation Area is separated into four distinct character areas. The subject site is located within the Church Road character area (B), as shown in Figure 11 below.

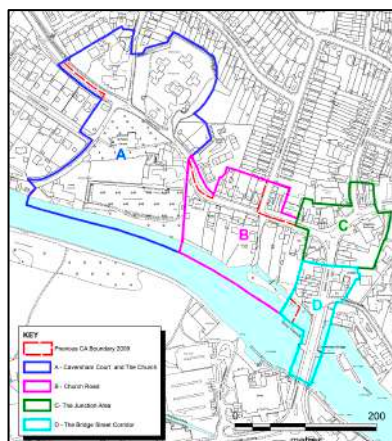


Figure 11: Conservation Area Character Areas – Subject site in B

- 2.13 A description of the Church Road Character Area is set out in the St Peter's Conservation Area Appraisal (CAA). It describes the various building style on the road and specific reference is made to the application building in conjunction with two other properties (its immediate neighbours). Collectively, this group of three houses are described as "recent" and "unobtrusive". A copy of this description of Church Road is provided below.

6.2 Church Road

This corridor links the gardens area with the Bridge Street junction. On the south side, the large red brick Rectory is set forward and complements the garden walls in closing westward views. East of it, three unobtrusive recent houses are set back from the road before the corridor narrows markedly, with a recent brick building two ancient cottages and the Griffin Public House all set at the back of the footpath. Only two gaps penetrate this entire frontage: Buck Side, a private lane affording glimpses of attractive timber-framed cottages, and the passageway running down the side of the Griffin to provide limited glimpses of the river. Though very disparate in style and age, all these buildings hang together well as a group because of their similar two-storey scale and the limited palette of wall and roof materials.

- 2.14 The application site (and its two immediate neighbours) are reference as being "unobtrusive", implying that they complement the other nearby buildings of heritage importance, rather than competing with them.
- 2.15 Elsewhere, the CAA refers to the "*harmony of scale and materials*" along Church Road, and highlights that the early red brick and timber framed domestic buildings with plain roof tiles combine with well-detailed later brick buildings with slate roofs, form a "coherent whole" and an "attractive and consistent roofscape". This CCA explains that this continuous flow of space, architecture and history down from the church along Church Road to the bridge is what makes this part of the Conservation Area special.
- 2.16 The principal significance of this part of the Conservation Area is therefore the quality and character of the dwellings in the area, the common built form in terms of two storey scale development and the coherent use of materials.
- 2.17 Unlike the majority of the other properties in the area, the subject site is not listed, nor is identified as a building of townscape merit. The image in Figure 12 (taken from the 2019 St Peter's CAA) shows the general form and ages of the buildings along Church Road. For ease of reference, the subject site is outlined in red.

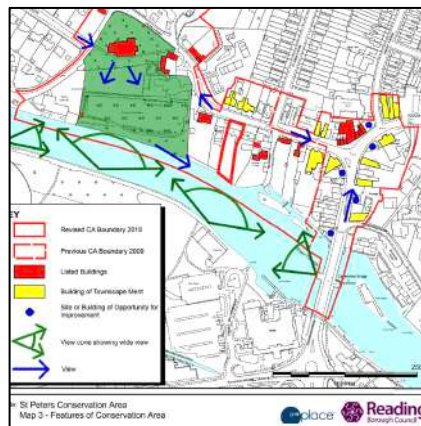


Figure 12: Extract from the 2019 CAA - the subject site is not identified as building of 'townscape merit'.

- 2.18 The CAA also makes it clear that the vistas and views from the Thames Promenade on the south bank of the river are also special components of the Conservation Area. In this case, due to the long garden, the existing house is set back from the river and as a result the rear of the house is some 100m from the Thames Promenade. In Figure 13 below, you can make out the broad structure of the house and the 1980's extension, but any specific design detailing of the house (such as the decorative timbering on the first floor) is barely visible.



Figure 13: Photograph of the application site from the river.

Recent Planning History

- 2.19 In terms of more recent planning history, in April 2022 an application was submitted for "First floor rear and side extensions, single storey rear extension, new front boundary wall and gates. Alterations to window fenestrations" (LPA Ref: 220548). The application was withdrawn on 16th November 2022, due to the Council's in-principle objection to a new front boundary wall, concern about neighbouring amenity and the absence of bat emergence surveys.

- 2.20 Pre-application advice was then sought to discuss revised proposals and address the concerns raised with the previous application. The feedback from Officers, dated 17th April 2023, was supportive of the principle of a residential extension but raised concerns about the size and scale of the side extension.
- 2.21 A new architect was then appointed to look at the scheme afresh and revised applications were prepared to address the points raised in both the withdrawn scheme and the subsequent pre-application advice.
- 2.22 In November 2024, an application was submitted for the *“Construction of 1.5 storey side extension with part single storey and part two storey rear extension, reduction of integral boat house floor level and conversion to habitable space, regrading of existing garden steps”* (LPA Ref: PL/24/1573). A separate application was submitted to deal with the front boundary wall (LPA Ref: PL/24/1510). This application for the front boundary wall was approved on 1st July 2025.
- 2.23 Unfortunately, the Officer determining the application for the works to the house identified various concerns. In an email dated 26th February 2025, responses from various consultees were provided, including: the Council’s Conservation Officer; The Council’s Ecology Team; Caversham and District Resident’s Associations (CADRA); and the Environment Agency Standard Advice. The email then summarised the concerns under the following headings:
- Design – Particularly in relation to the rear first floor extension, stating that this *“would result in the loss of architectural detailing which is more prevalent at the first storey level”*. The scale of the development is also referenced as a concern as it is considered that this does *“not respect the character and appearance of the existing house”*
 - The Impact on the Conservation Area - Particularly in relation to the rear extension.
 - Materials – concern raised about the use of PVC windows and rainwater goods.
 - Flood Risk –in relation to the use of the storage/boat house being used as a gym.
 - Biodiversity – identifying a need for additional bat surveys to be undertaken.
 - Landscaping – hard and soft – details requested in relation to the proposed changes to the rear garden steps and the existing soft landscaping in this rear patio area.
- 2.24 Officers were not willing to accept revised plans or additional submissions and so the Application was subsequently withdrawn on 28th March 2025.
- 2.25 This revised application has now been prepared to address these concerns and in particular, the conversion of the boat house into a gym has now been abandoned.
- 2.26 A decision has however been taken to stick with the size and scale of both the side and rear extensions.

- 2.27 With regards to the design for the side extension, in the previous application, the Conservation Officer raised some concerns (the loss of original features) but also recognised a number of mitigating features (matching materials etc). The exact text was as follows:
- “The proposed two storey side elevation would create almost symmetrical new façade altering the existing roof form and slope causing the building look less attractive due to reduced number of original features. However, the extension would have matching materials with the existing house, the proposed dormer window would replicate the existing one and the roofline would be flush with the roof slope. The ground floor façade organization and main gable/element of the principle elevation would be untouched that would conclude that little harm would occur. The impact of this new addition on the eastern elevation would be minimal”.*
- 2.28 The overall tone appears to be that the Officer found the works to the front of the house to be broadly acceptable.
- 2.29 The feedback was however far more critical in relation to the rear extension, describing the development as being *“unproportionate in terms of its depth, appearance, eaves and ridge height”*. The officer found the proposed work to be too large and dominating and ultimately stated that harm would be caused to the significance of the conservation area as a result.
- 2.30 We fundamentally disagree and instead believe that the proposal represents a well-considered and contextually appropriate addition to the property. As explained further in this Statement, the site benefits from a generous plot size, which can comfortably accommodate a rear extension of the proposed depth and scale. Furthermore, the rear elevation is barely visible from the river, and as such the work would have no impact on the wider character or appearance of the conservation area.
- 2.31 In the previous application, the Conservation Officer raised a valid concern regarding the use of uPVC materials. In response, it is now proposed use more traditional materials for the new works. The Applicant is also willing to remove all the existing detracting uPVC windows on the property and replace them with black-timber windows to enhance the overall appearance and quality of the existing property in the Conservation Area. It is considered that this can be conditioned should permission be granted.
- 2.32 Overall, the design and detailing of the proposal have been carefully researched and developed, and, as result, it is considered that the design is appropriate in scale and form, sensitive to its context and that preserves the character and appearance of the Conservation Area.

Proposal and Design

- 3.1 The application seeks full planning consent to extend the property to make a more efficient, practical and usable space. With only three bedrooms on the first floor (with restricted head heights) and growing teenagers, there is a pressing need to provide additional habitable living space to make the exiting house more useable for the family.

Scale, Layout and Form

- 3.2 Permission is essentially being sought for a small side extension and a larger rear extension. The side extension will provide a new boot room. It is essentially an infill development, covering up a courtyard area, between the garage and the neighbouring brick wall (albeit the existing brick wall marking the boundary between the subject site and Number 18a is going to be moved inside the boundary line, handing over an additional strip of land of 480 mm). This land ownership change is demonstrated in Figure 14 below.

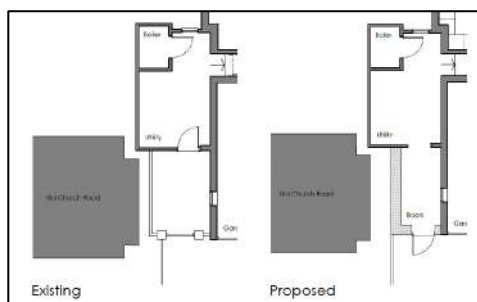


Figure 14: The new boot room to the side of the house and land ownership change

- 3.3 The rear extension is larger and all of the additional floorspace on the ground floor is highlighted in red in Figure 15 below.



Figure 15: Proposed ground floor layout with additional floorspace highlighted in red

- 3.3 Above this, the first floor will be extended to the rear to provide a master suite and extended to the side, to provide an additional bedroom.

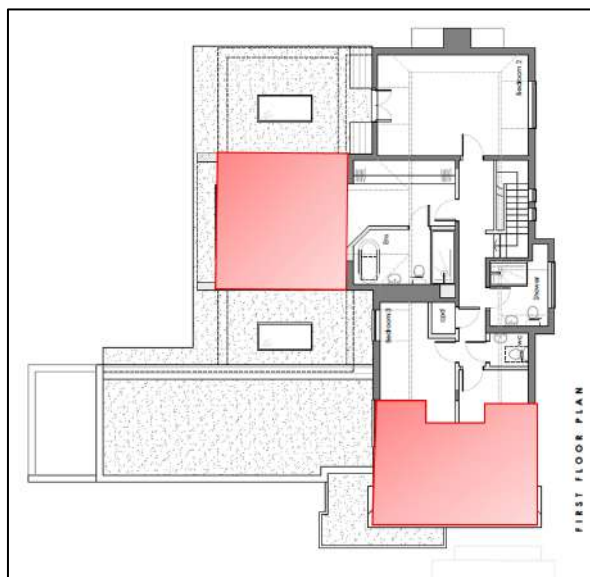


Figure 16: Proposed ground floor layout with additional floorspace highlighted in red

Appearance

- 3.4 On the principal road facing elevation, the side extension would create an almost symmetrical new façade. The existing gable projection will become more centralised, with the additional of a new front facing dormer to match the existing dormer on the other side. The development would be no higher than existing buildings and will remain at two storeys in line with the rest of the road.



Figure 17: Proposed 'front' elevation

- 3.5 The materials will match the existing, with red stock facing brickwork, plain clay tiles for the roof and diamond shaped casement windows in the new dormer.
- 3.6 The rear (south) facing elevation will adopt a more contemporary design approach with glazing across both floors to maximise view of the river. While the bifold doors would be a contemporary feature, there are already fully glazed double doors serving the existing kitchen extension. The new bifold doors would not, therefore, be out of keeping, taking into account the existing modern fenestration and doors that already exist on the property.
- 3.7 A gable projection and dormer windows are proposed on the first floor, to match the existing but with a modern twist. The steeply pitched gable projection would be made from CorTen steel and will provide solar shading. A glass Juliet balcony is proposed under the projection. The two existing prominent chimneys will remain in situ.



Figure 18 – Proposed rear elevation

- 3.8 It is no longer proposed to use uPVC. All of the new first floor windows and all the existing uPVC windows on the front and rear of the property will be removed and upgraded to black painted timber.

Landscaping

- 3.9 The rear extension will be built over the existing terrace and so the existing patio Olive Tree will need to be relocated and replanted in the garden.
- 3.10 In order to accommodate the extension, the garden steps will be impacted. The pitch of the staircase has to become steeper because as the occupants will have to climb the same height over a shorter distance. Because the site sits in a Conservation Area, and the steps exceed 1m in height, specific consent is also required for this element of the works. The changes to the steps are best illustrated in the images provided overleaf.

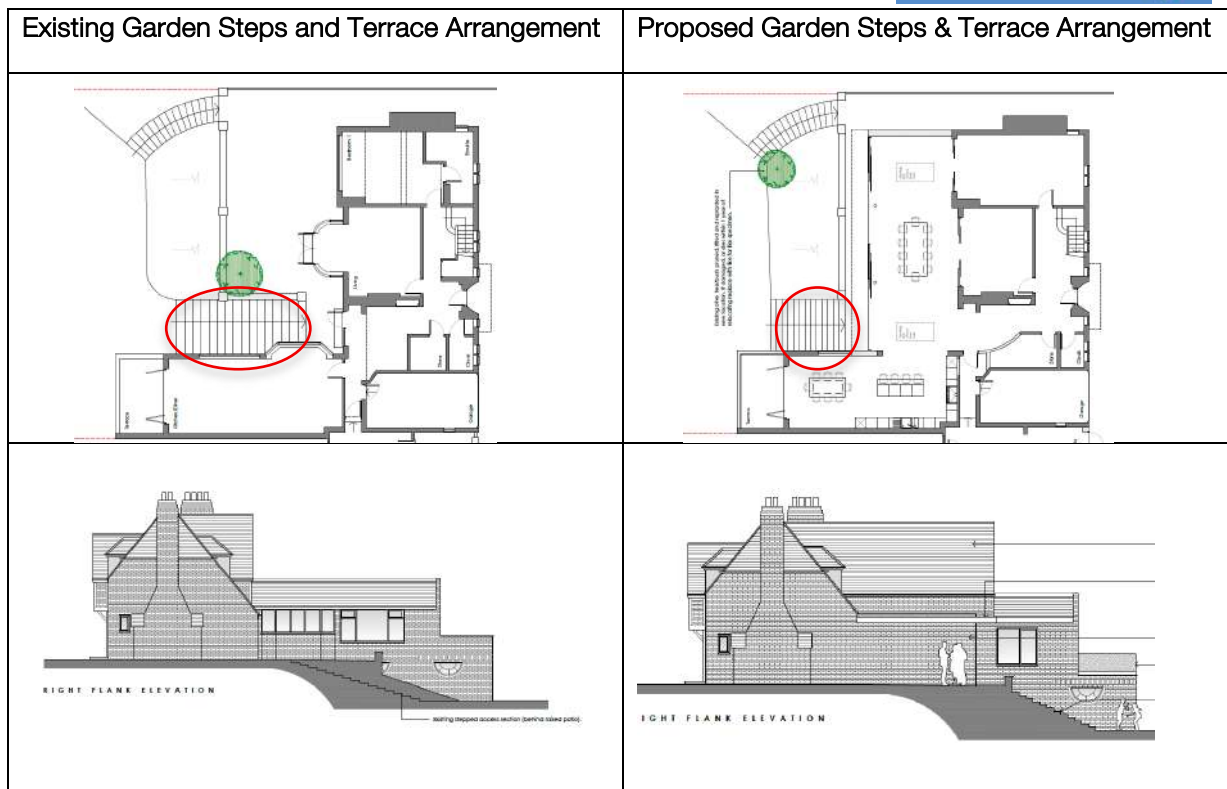


Figure 19 – Step Regrading

Sustainability

- 3.10 The building will be highly insulated to exceed Building Regulations standards. The layout of the house has also been specifically adjusted to maximise the benefits of passive design. The building will therefore provide warmth during the cooler months and prevent overheating in the summer. It will also provide good availability of natural light throughout the day so that minimum electricity usage is required. The highly efficient building fabric will achieve a significant reduction in carbon emission over the baseline across the whole site.

Planning Considerations

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2024 requires planning applications to be in accordance with the Development Plan unless material considerations indicate otherwise. For the purposes of this application, the Development Plan comprises the Reading Borough Local Plan, which was adopted in November 2019.

4.2 Regard should be had to other material considerations including:

- The National Planning Policy Framework (2024);
- The National Planning Practice Guidance
- The Design Guide to House Extensions SPD (2021); and
- The St Peters Conservation Area Appraisal (2018).

4.3 It is against this background that the following section of this report addresses the principal issues against relevant planning policy guidance and Development Plan policies.

Principle

4.4 Policy H9 from the Local Plan deals with House Extensions. The supporting text to this policy recognises that Reading is a dense urban area, and there is limited land for new housing development. Paragraph 4.4.74 states:

*“When household needs changes, particularly through growing families, the ability to extend a house can give an alternative to moving to a larger property, often in a less accessible location or out of the Borough. Such a movement of families can act against creating mixed communities. **Therefore, it is important to ensure that, where a household wishes to stay in an existing house, there is as much flexibility as possible to do so**”.*

4.5 The extension to a house is therefore accepted by policy (Policy H9) as long as it:

- Respects the character and appearance of the house in terms of scale, location, materials and design;
- Respects the character and pattern of neighbouring properties and appearance of the street as a whole;
- Does not present an overbearing impact on neighbours; and
- Does not result in a loss of biodiversity .

4.6 Policy H9 is a criteria-based policy and so each of these considerations are addressed in turn below.

Character and Impact on Existing Dwelling

- 4.7 The NPPF (Section 12) states that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. The NPPF is also clear that innovative design should not be discouraged with paragraph 135c) stating that development should be sympathetic to local character and history, whilst not preventing or discouraging appropriate innovation or change.
- 4.8 Local Plan Policy CC7 sets out relevant considerations for design and states that all development must be of high design quality that maintains and enhances the character and appearance of the area in which it is located. Proposals will be assessed to ensure that the development makes a positive contribution to the character of a place.
- 4.9 From the road frontage, the property will appear to have been extended in the style to which it currently exists, replicating the proportions of the existing house.
- 4.10 From the rear of the property, the opportunity has been taken to embrace a more contemporary architectural approach. This is considered entirely acceptable given that the house is already characterised by a dominant projecting rear extension which differs from the rest of the house.
- 4.11 Unlike the majority of the other properties in the area, the subject site is not listed, nor is identified as a building of townscape merit. The proposal would not therefore disrupt a coherent historic building, instead, the rear extension will bring together and harmonise a building of two architectural styles, integrating the two, with an elegant and attractive built form.
- 4.12 The carefully considered design ensures that the development respects the character of the original style of the house, while introducing a contemporary touch, through elements such as the use of CorTen steel and the overhanging roof projection. Meanwhile, traditional features will be retained, including the clay tiles on the roof and the chimneys.
- 4.13 The massing and floorspace of the building will change, but the eaves and ridge heights of the building will remain consistent with the established roofline.
- 4.14 As can be seen from the image overleaf, the neighbouring property, Mulberry House, projects considerably further to the rear than the subject site. The proposed extension would align with this established building line, which is considered entirely appropriate in this context.



- 4.15 Given the substantial plot and the size of adjacent properties, it is considered the proposals are of an appropriate form and scale relative to the size of the existing house and therefore accords with the Council's Design Guide on extensions, and Policy CC7 of the Local Plan.

Impact on Heritage Assets, the Character and Pattern of Neighbouring Properties and the Appearance of the Street as a Whole

- 4.16 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Authorities when considering whether to grant planning permission for development in a Conservation Area to have special regard to the desirability of preserving or enhancing the character or appearance of that area.
- 4.17 The NPPF, Section 16 'Conserving and Enhancing the Historic Environment', places great weight on conserving heritage assets. It explains that these assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Paragraph 207 places a duty on Applicants to describe the significance of any heritage assets, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance.
- 4.18 Section 2 of this Statement considers the significance of this part of the Conservation Area and identifies that the heritage value lies in the quality and character of the dwellings in the area, the common built form in terms of two storey scale development on Church Road and the coherent use of materials. The proposed development is respectful of this context. The overall building height is staying the same and will be finished in high quality materials. The decorative timbering, brick bonding, a tile roof, prominent chimneys and diamond shaped casement window on this front elevation will also remain in situ ensuring that the Twentieth Century Arts and Crafts style element remains in force.

- 4.19 The vistas and views from the Thames Promenade on the south bank of the river are also recognised special components of the Conservation Area. In this case, however, you cannot currently see the brick detailing on the existing gable projection or the existing bay window detail from the river and so the opportunity has presented itself to introduce a more contemporary design on this elevation.
- 4.20 Local Plan Policy EN1: Protection and Enhancement of The Historic Environment supports proposals that protect and where possible enhance their historic environment setting. Policies EN3 and EN6 from the Local Plan also identify the need to protect and where possible enhance the significance of heritage assets, the historic character and local distinctiveness of the area in which they are located.
- 4.21 The proposals are not considered to have a material impact on the special architectural and or historical interest of any nearby listed buildings. As explained in Section 2 of this statement, the house is widely separated and well screened from nearby listed buildings and their grounds. There will be a slight change within their setting, but this must be considered within the context of change that has already occurred within their immediate surroundings.
- 4.22 The subject site itself is neither statutorily listed nor locally listed. Nonetheless, in the previous application, the Conservation Officer expressed concern regarding the potential loss of period features, particularly the original gable end on the rear elevation. In response to this, the design has been specifically sought to retain this element as an internal partition within the master bedroom to ensure that the original fabric of this part of the building will be preserved.
- 4.23 With regards to the impact on the Conservation Area, from the street, the extension will blend into the surrounding streetscape and will not assert any harmful impact. Furthermore, the client is happy to accept a condition to upgrade tall existing detracting window frames on this elevation (and on the rear elevation) from uPVC to timber, to further enhance the appearance of the property.
- 4.24 From the rear, despite being a more modern addition, the house and its grounds will also continue to make a positive contribution to the Conservation Area. The public can only make out the outline of the built form of the house from the river. The same will be said when the development is completed, so any design detailing will be barely noticeable from this view of the river. Furthermore, the size and scale of the extensions will not appear at odds with the area or adjacent properties, which are equally large in stature.
- 4.25 The landscape setting, including the generous garden and bank of the river, is an equally important component of the character of the Conservation Area. This is not going to materially change with the additional floorspace to the rear. The spacing of the plot in relation to the

garden will remain a positive contributor to the character of the Conservation Area and there would be no harm to that character.

- 4.26 Having regard to the above, the character and appearance of the Caversham Conservation Area will be preserved.

Residential Amenity

- 4.27 Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.
- 4.28 The proposal will significantly improve the living conditions for current occupiers of the property as well as improve conditions for the adjacent neighbours at 18a Church Road, through the land swap arrangement at the front of the house. Furthermore, there is an existing side facing dormer window overlooking the private gardens of 18a Church Road and 3 Buckside, and bedroom windows of 18a.

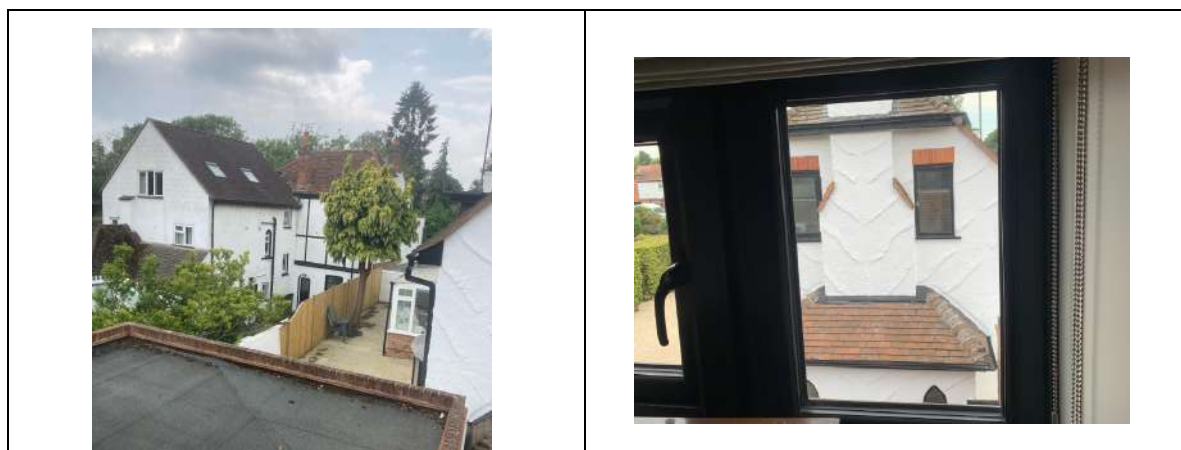


Figure 19: Existing overlooking of 18a and 3 Buckside

- 4.29 No windows are proposed on the side elevation of the new extension in order to avoid views into these properties. This equates to a significant planning benefit which carries weight within the overall planning balance.

Biodiversity

- 4.30 A Preliminary Bat Roost Assessment (PRA) was conducted in October 2024 which found that the building displayed a high potential to be used by bats as roosting features, triggering the requirement for bat emergence surveys. Two surveys were carried out on 1st and 29th May 2025 where no bat roosts were identified. Therefore, it is considered that roosting bats are likely to be absent during the main bat activity survey.

- 4.31 Nonetheless, as the roofing work is likely to remove potential roost features from the site and so as a result, the survey recommends a minimum of one bat box to be installed as enhancement for roosting bats on the south/south-western elevation of the proposed extension, facing towards site habitat.

Flood Risk

- 4.32 The site is located in an area at risk of flooding, falling within Flood Zones 1, 2 and 3a. Planning policy at all levels states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is still necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 4.33 In line with the requirements of the NPPF and Local Plan Policy EN18: Flooding and Sustainable Drainage Systems, the application is supported by a site-specific flood risk assessment. This explains that the primary, but unlikely, flood risk posed to the site is from river flooding from the Thames which is located adjacent to the southern boundary of the site. It also explains that there will be no net loss in flood storage capacity. Similarly, the development will not alter the impermeable areas of the site. As a result, there will be no increase in surface water runoff or exacerbation of off-site risk as a result of the development.
- 4.34 The FRA compares the Environment Agency modelled floodplain water levels for the site with the ground levels of the site to assess the flood risk from the River Thames and concludes that the site is unlikely to flood except in extreme conditions. The lower areas of the site, adjacent to the River Thames, may be inundated with floodwater to a maximum depth of 1.25m during the 1 in 100 year event, to a maximum depth of 1.71m during the 1 in 100 year event and to a maximum of 1.79m during the 1000 year event. However, the existing finished floor levels for the house are over 2m so the house itself (and the access route) will be flood free during the 1 in 1000 year (+25%) event. The boat house, on the lower ground floor of the southern portion of the existing house, may be inundated with floodwater during this 1 in 1000 year event, but this is an existing structure and is not going to be altered in any way as part of this development. It is not a habitable room, and it is not linked internally to the main house in any way.
- 4.35 The FRA explains that the mechanism for flooding is generally prolonged episodes of rainfall, which affords good time for flood warnings to be issued. The likelihood of a rapid water level rise and possible inundation of urban areas posing a risk to life is considered to be minimal with a forewarning of two days. The FRA recommends that the occupants implement a flood plan which includes registering details with the Environment Agency's Flood Warning Service to receive free flood warning alters by phone, text or email when flooding is anticipated providing

an opportunity for homeowners to take necessary precautions, giving enough time for the building to be safely evacuated.

- 4.36 Other property level mitigation measures are set out in the FRA which should be incorporated into the scheme to ensure that flood risk can be effectively managed and that the development will be safe for its lifetime. These measures include ensuring that the proposed Finished Floor Levels will be set no lower than the existing levels, that all windows are located above ground levels, and that sealant is used around external doors and windows. Provided these measures are conditioned and instigated, the flood risk from all sources would be minimised.
- 4.37 Overall, the FRA concludes that the development should not be precluded on the grounds of flood risk. It would be operated with minimal risk from flooding, would not increase flood risk elsewhere and is compliant with the requirements of the NPPF.

Conclusion

- 5.1 Third time round and three and a half years later from when the Applicant first tried to extend his home, we hope that this revised detailed submission now deals with all of the previous concerns.
- 5.2 The proposed works will provide a more practical, attractive and functional home for the occupants and is considered entirely appropriate. It is sensitive to its surroundings, integrates well with the adjoining properties and preserves the character and appearance of the Conservation Area.
- 5.3 For the above reasons, it is concluded that the proposal is fully compliant with the development plan and as such, we respectfully request that planning permission be granted without delay.