

Supporting Statement

Proposed Two-Storey Side Extension and Single-Storey Rear Extension 70 Brunel Road, Reading, RG30 3JL

1. Introduction

This statement accompanies a resubmitted householder planning application for alterations and extensions to the dwelling at 70 Brunel Road, Reading.

The proposal comprises:

- A two-storey side extension, and
- A single-storey rear extension

The application follows the refusal of a previous householder proposal and has been materially redesigned to respond directly to the Local Planning Authority's concerns.

2. Site and Context

The property is a semi-detached dwelling located within an established residential area characterised by similar housing types, extensions, and on plot parking arrangements.

The dwelling remains a three-bedroom house, and no intensification of residential use is proposed.

3. Planning History and Design Evolution

The previously refused scheme proposed a two-storey wrap-around extension, which was considered to result in excessive bulk.

The current proposal represents a fundamental redesign. The wrap-around form has been entirely removed and replaced with a clearly subservient arrangement comprising:

- A two-storey side extension, with large set back from front elevation and
- A single-storey rear extension

This revised approach directly addresses the reasons for refusal.

4. Scale, Massing and Street Scene

Two-Storey Side Extension

- The side extension is set 500 mm back from the front elevation for ground floor part and 950mm for first floor part, maintaining visual separation from the host dwelling.
- A hipped roof is proposed, set approximately 270 mm below the existing ridge, ensuring the extension reads as clearly subservient.

- This design avoids the terracing effect previously identified and maintains the established rhythm of development along Brunel Road.

Single-Storey Rear Extension

- The rear extension projects 4m, matching the approved depth at the adjoining semi No.68 Brunel Road.
- The roof form comprises a shallow sloping element with a flat upper section, reducing perceived bulk and ensuring the extension remains visually recessive when viewed from neighbouring properties. Also matching the roof shape and pitched slope angle of no. 68.

No. 68 planning app ref: PL/17/1079

5. Residential Amenity

The previous refusal identified concerns regarding the overbearing and visually dominant impact of a two-storey side extension when considered as part of a wrap-around form of development. The revised proposal removes the wrap-around element entirely and limits the development to a two-storey side extension with a hipped roof set down from the existing ridge, alongside a separate single-storey rear extension. This revised massing and roof form reduce the perceived bulk of the development and ensure it does not appear overbearing to neighbouring occupiers, in accordance with Policy CC8 of the Reading Borough Local Plan.

The proposal has been designed to protect neighbouring amenity:

- No first-floor windows are proposed on the side elevation, preventing overlooking.
- The reduced bulk and articulated roof forms minimise any sense of enclosure or dominance.

6. Highways and Parking

The site benefits from an existing on-plot parking arrangement, which is retained. The dwelling remains a three-bedroom property, and no increase in parking demand arises.

Two on-site parking spaces are shown on both the existing and proposed plans, reflecting the established use of the driveway area. The proposal does not require:

- any alteration to the existing vehicle crossover or access onto Brunel Road
- any encroachment onto the grass verge
- any works affecting existing landscaping within the verge

The parking layout shown reflects the existing situation in practice, rather than the creation of new or intensified parking provision. A comparable arrangement has been accepted at No. 68 Brunel Road.

In accordance with Policy TR5 of the Reading Borough Local Plan, the proposal would not result in an unacceptable impact on highway safety or residential amenity.

7. Existing Outbuilding

An existing detached outbuilding is present within the rear garden of the property. This structure was not proposed to be altered or relied upon as part of the previous or current householder planning application.

The presence of the outbuilding was identified by the Local Planning Authority during consideration of the previous application, and the applicant was advised that its lawful status could be formally confirmed through the submission of a Lawful Development Certificate.

In response to this advice, the applicant has progressed a separate Lawful Development Certificate (Existing) application to regularise the planning status of the outbuilding. As such, the outbuilding does not form part of the assessment of the current proposal.

8. Conclusion

The revised proposal has been carefully redesigned to respond directly to the Local Planning Authority's previous concerns.

By removing the wrap-around form, introducing appropriate setbacks, reducing bulk through roof design, and maintaining the existing parking and residential use of the site, the proposal represents a policy-compliant and contextually appropriate form of development.