

Supporting Planning Statement

Proposed Single-Storey Rear Extension

47 Recreation Road, Tilehurst, Reading, RG30 4UB

1. Introduction

This application seeks planning permission for the erection of a single-storey rear extension at 47 Recreation Road, a semi-detached dwelling within an established residential area of Tilehurst.

2. Site Context

The application property forms one half of a pair of semi-detached dwellings within a residential street characterised by a range of domestic extensions of varying scale and design. The site benefits from a reasonably sized rear garden.

The proposal has been designed with careful regard to neighbouring amenity and the immediate site context.

3. Proposed Development

The proposal comprises a modest single-storey rear extension with the following key features:

- Flat roof design with a maximum height of 3.0 metres
- Set back approximately 575 mm from the shared boundary on one side

The flat roof form has been selected to limit overall bulk and ensure the extension remains visually subservient to the host dwelling. The setback from the shared boundary reduces perceived mass and allows the extension to sit comfortably within the plot.

4. Impact on Residential Amenity

Due to its single-storey scale, controlled height, and positioning within the site, the proposed extension would not result in an overbearing or visually dominant impact on neighbouring properties.

5. Character and Appearance

The proposed extension would be finished in materials to match the existing dwelling, ensuring a consistent and cohesive appearance. Its scale and form are appropriate to the host property and would sit comfortably within the established residential context.

6. Planning Policy

The proposal accords with the Reading Borough Local Plan (2019), in particular:

- Policy CC8, which seeks to safeguard residential amenity; and
- Policy H9, which supports well-designed, subservient house extensions.

7. Conclusion

The proposed single-storey rear extension represents a modest and carefully considered form of development. Its scale, height, and design ensure that it would not result in harm to neighbouring amenity or local character.

Planning permission is therefore respectfully sought.