

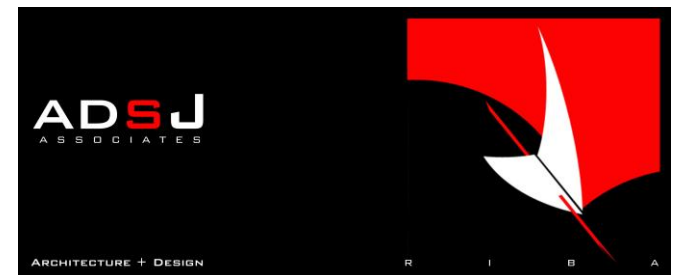
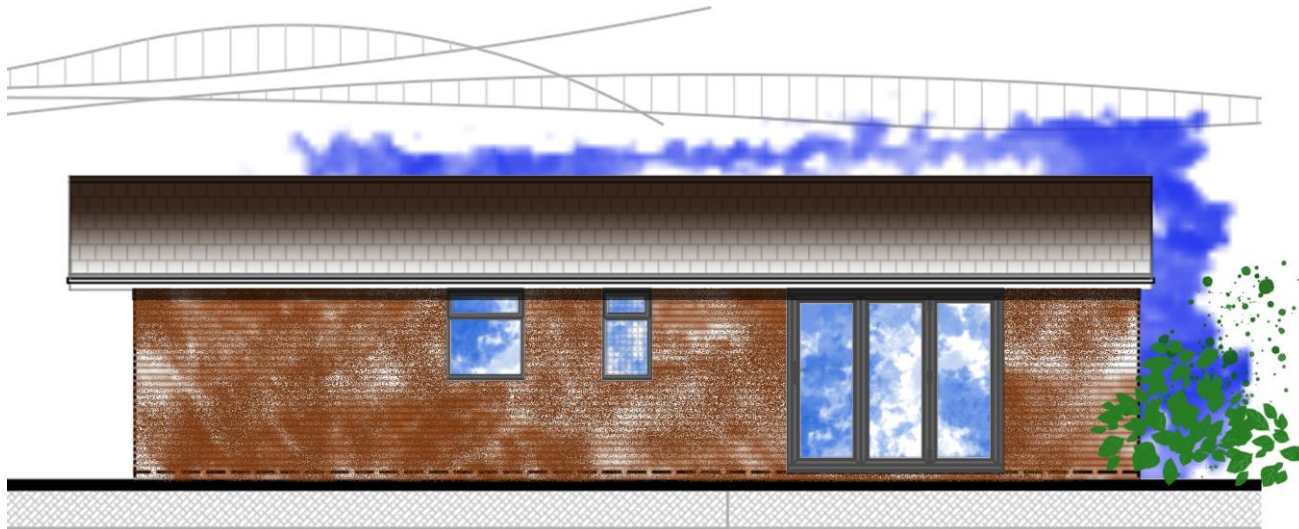
## Supporting Application Statement

HOUSEHOLDER APPLICATION FOR THE DEMOLITION OF AN EXISTING GARAGE/STORE & ERECTION OF AN  
OUTBUILDING INCIDENTAL TO THE ENJOYMENT OF THE DWELLINGHOUSE WITHIN THE SITE CURTILAGE  
AT, 61 LAWRENCE ROAD, TILEHURST, READING RG30 6BH

**Client:** Mr. V. Lim

**Date:** December 2025

**Job no:** 207\_DAS\_v1



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| Revision | Summary of Changes | Date | Rev By | Chkd By |
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## 1.00 INTRODUCTION

### 1.01 AIMS OF THE STATEMENT

This Supporting Statement accompanies a Householder application by Mr V. Lim for a replacement outbuilding.

The description of development is as follows:

*'Householder application for the demolition of an existing garage/store and erection of an outbuilding to form study/store incidental to the enjoyment of the dwellinghouse'.*

The aims of this Supporting Statement are to show that the proposed development has been informed by an awareness of the site's context, principles highlighted by Reading Borough Council and Local Government.

The statement will explain the proposals, identify the factors which have influenced this application and highlight the principles that were incorporated in the detailed design of the proposed works.

This statement is in accordance with CABE's guidance 'Design and Access Statements – How to Write, Read and Use them', the Reading Borough Local Plan (Adopted November 2019), and the criteria highlighted within National Planning Policy Framework especially regarding 'good design' (2025).

### 1.02 PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant planning policies in the National Planning Policy Framework (NPPF) – among them the 'presumption in favour of sustainable development'.

Within the Reading Borough Local Plan (Adopted November 2019), the main Cross Cutting Policies relevant to the development are:

Policy CC1 'Presumption in Favour of Sustainable Development' A positive approach to considering development proposals will be taken that reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Where appropriate, the council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible.

Policy CC7 'Design and the Public Realm' All developments must be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of the development form will be assessed to ensure that the development proposed makes a positive contribution.

The local character and sense of place should be positively enhanced within the local context.

Policy CC8 'Safeguarding Amenity' Development will not cause detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties.

Policy H10 'Private & Communal outdoor space' The design of outdoor areas will respect the size and character of other similar spaces in the vicinity, clearly identify whether they are private or communal spaces, ensure that they are appropriately related to main entrances, enhance safety and the perception of safety for future residents and the general public, and not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing.

#### **National Planning Policy Framework (NPPF) (March 2012)**

- Section 7 (Requiring good design)

- Section 11 (Conserving and enhancing the natural environment)

The proposal provides an opportunity to add to the visual amenity of the area and the contribution to the residential character of the area. The carefully considered design sensitively addresses the site and its surroundings within a residential setting.

Revised Parking Standards & Design SPD (2011)

- Section 3.0 RBC Car Parking Standards



Existing dwelling frontage

## 2.00 SITE ASSESSMENT

### 2.01 LOCATION

The application site is off a classified road, Lawrence Road, Tilehurst, close to adjacent residential. The site is considered as located within a residential area.

Tilehurst is located west of Reading Town Centre and can be accessed via the A4155 (Bath Road) or Tilehurst Road. No. 61 is a semi-detached property with a side access. The properties are generously set back from the footpath with low hedges to the curtilages that allow a spatial separation from public and private areas.

There is a mix of dwelling types on Lawrence Road with other house types further afield in the area i.e. Birch Avenue, predominantly in red brick with accent brickwork to frontages and tile roofs.

No. 61 is a semi-detached dwelling with an access drive that currently has a single off street parking space. No. 61 has been extended previously with an addition of a rear single storey extension. Nos 59 & 63 to the south and north respectively of the application site have been modified over the years with large rear extensions. To the south of the Lawrence Road there are other properties that have undertaken garage conversions to habitable rooms. However, due to the juxtaposition of the dwellings there is good separation between the properties.

Lawrence Road has ample width for two vehicles to pass comfortably with pedestrian footpaths to either side of the highway, vehicular access is off Lawrence Road.



Location Plan

## 2.02 SITE AND PLANNING HISTORY

No. 61 benefits from a single storey rear extension, however, the council have no records of a planning application. This would suggest that the rear extension was undertaken as permitted development, where the maximum depth and height would be no more than 3.0m measured externally. This would suggest that the property does have permitted development rights.

Many of the properties such as No. 57 (ref: [05/00585/FUL](#)) have sought planning consent for a single storey rear conservatory where the extension has gone beyond the parameters allowed under permitted development.

It is also noted that No. 59 (neighbouring dwelling) sought a retrospective planning consent for a single storey rear conservatory (ref: [02/01525/FUL](#)) as this was built beyond the permitted allowance under permitted development. In addition, No. 59 also made a further application (ref: [161600](#)) in 2016 for a 'Loft conversion involving gabling of roof and construction of rear facing dormer'. This proposal was applied for as a Certificate of Lawful Development and the officers report provides the assessment and guidance notes to show how the proposal complied with the General Permitted Development Order (GPDO).

Other properties in the area that have obtained residential planning consents are noted below.

- 57 Lawrence Road - Single storey rear Conservatory - 2005
- 59 Lawrence Road - Single storey rear Conservatory (retrospective) - 2002
- 59 Lawrence Road - Loft conversion involving gabling of roof and construction of rear facing dormer - 2016

It is noted that the existing garage outbuilding is time expired and constructed most likely from asbestos-based cement panels and roof. Furthermore, the size of the building does not meet current criteria for vehicles and is currently used as a store. The applicant wishes to

demolish this structure and replace it with a new outbuilding that will be a study and storage room. The proposal, in part, is driven by circumstances as the applicant requires a dedicated study space. The above findings illustrate no restrictions to such a proposal which would be incidental to the primary use of the property as a dwelling.

The outlook to the rear (west) of No. 61 is bounded by Lousehill Copse. Neighbouring dwellings across the highway are over 25m away.



Existing frontage of garage

### 3.00 INVOLVEMENT AND EVALUATION

#### 3.01 INVOLVEMENT

Given the location of the application site is within a residential area, and past and neighbouring consents have illustrated that permitted development rights are available, has focussed the application be made under a Householder submission.

This proposal, in principle, is to create a coherent design for a replacement outbuilding to the property that will provide a study, shower room and storeroom. The proposal adheres to permitted development parameters where possible, however, the height of the roof requires the submission as a Householder application.

The loss of the garage parking space (currently used as storage) should also be mitigated within the site curtilage. Reference was also to be made to the Revised Parking Standards (2011). The loss of the garage is to be mitigated with an additional parking space to the frontage.

The applicants wish to carry out the proposals to allow them to have an outbuilding fit for their ongoing needs, whilst sensitively altering the external appearance to be complementary to its surroundings. In turn enhancing the character of Lawrence Road and the wider area. The applicant's investment in the proposals will relate to usefulness of the proposed floor area, therefore, any amendments will require further consideration in terms of value and viability.



Existing garage - side elevation



Existing garage – rear elevation

### 3.02 EVALUATION

The proposal is for a Householder application to replace an existing sub-standard and time expired garage with a new outbuilding. The new outbuilding would provide a study with shower room and an external store. As a further enhancement an additional parking space is proposed to mitigate the loss of the existing dilapidated garage.

New fenestration will match the existing dwelling, with brickwork to match. The new outbuilding will be single storey to reflect a dual pitch roof similar to the existing garage form. Due consideration has been given to neighbouring amenities with the proposal kept away from any visibility splays so as not to block any light to neighbouring properties. The use of the existing orientation and location for the new outbuilding will not give rise to any harsh shadows from the east or west. Therefore, the proposal is in line with policy CC8 Safeguarding Amenity.

The existing ridge height and pitch roof of the host dwelling will retain its prominence with this low-key addition to the garden that comfortably respects the existing aesthetics of the residential area. Therefore, the proposal fully accords with Section 4.11 Alterations and Extensions of the Borough Design Guide.

The overall site area is circa 790.4 sqm with the original site buildings measuring circa 41.4 sqm which provides a residual site area of 749 sqm, of which 50% can be developed (circa 374.5 sqm).

- The existing garage measures 13.6 sqm
- The proposed outbuilding measures 48.5 sqm (difference = 34.9 sqm)
- The existing rear extension to the dwelling measures 26.4 sqm.

The proposed outbuilding and existing rear extension measure 61.3 sqm which equates to 16.3% of 374.5 sqm, therefore the proposal is in line with planning development criteria.



Existing garage (time expired) in garden context

## 4.00 DESIGN

### 4.01 PRINCIPLES OF DEVELOPMENT

Reading Borough Local Plan – Policy CC7 states that the policy ‘seeks to ensure development is of a high standard of design that can integrate with the character of the area and is also important to achieving sustainable development in the Borough.

In considering the design of the new outbuilding for a study, shower room and store, it should be noted that the new outbuilding does not obscure any light to the adjacent properties. Both neighbouring properties have their front elevations facing east on a similar building line, therefore, there will be no harsh shadows from the east or west sunlight. Similarly, the new outbuilding will have a westerly aspect with no harsh southerly shadows.

The new outbuilding will complement the existing dwelling whilst allowing an ordered floor plan layout. The proposal is a positive design enhancement that will be completely in keeping with the character of the area, in mass and height. Whilst the outbuilding will create a minor increase in the ground floor area, the location will be like the existing garage. In addition, the bulk and mass would be proportionally in keeping with the existing property.

No. 61 Lawrence Road is a one car household, however, there is ample capacity to mitigate the loss of the garage parking space to the frontage.

The impact of the proposal to both neighbours would be minimal in terms of mass and articulation, therefore, the amount of light and shade will be identical to the present situation.

In order to reflect a good design in keeping within the existing residential area, it was considered that a simple single storey outbuilding with dual pitch roof would complement and integrate well with the existing dwellings and would be sensitive to the existing surroundings. The proposal makes a positive contribution to the

character of the area. The massing is appropriate in terms of height, design and appearance.

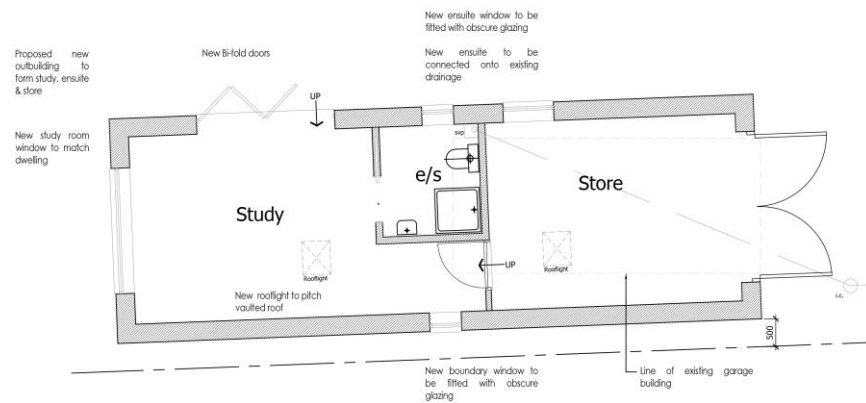
The design components are discussed in more detail in the following sections.

## 4.02 ACCOMMODATION

The proposed development seeks to create a Study with shower room and store within a new outbuilding, along with an enlarged driveway.

The proposed outbuilding will be located to the rear of the property and will not be visible from the streetscene.

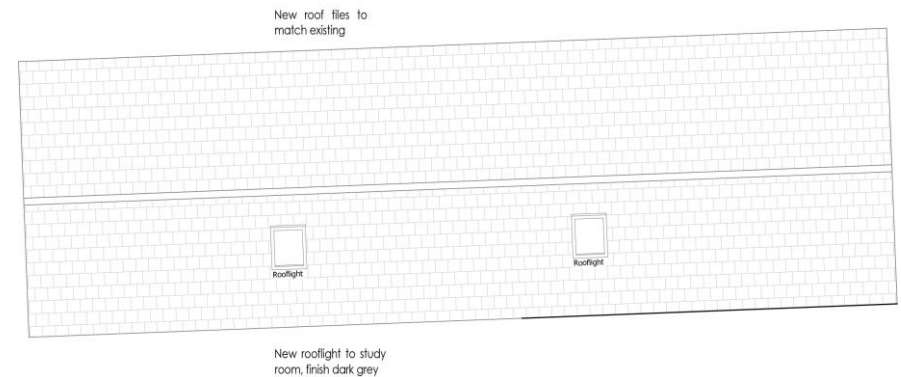
The outbuilding has been designed to the parameters of permitted development and stepped away from the boundary with No. 59.



Ground floor & roof Plan

## 4.03 LAYOUT

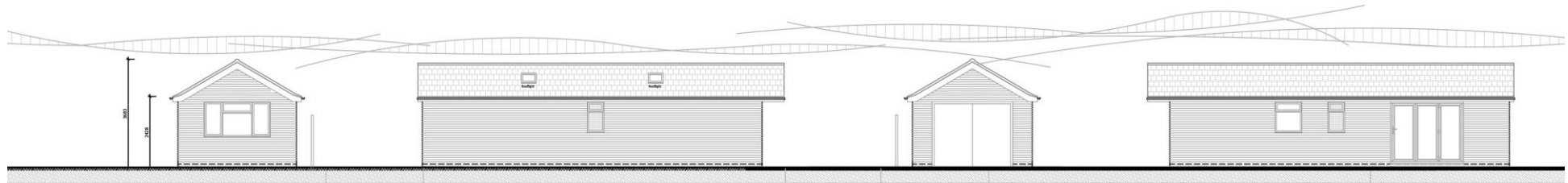
The proposals will maintain and reflect the principal orientation of the existing dwelling. The accommodation, now rationalised, will be easy to access and move through. The new accommodation will be naturally daylighted, where possible, with a window to the west elevation.



#### 4.04 SCALE

The proposal seeks to create a single storey outbuilding & extended driveway to No. 61 Lawrence Road. Rationalisation of the form of the proposal is to retain a maximum usable floor area within the guidelines of Reading Borough Local Plan and General Permitted Development Order, allowing the required level of accommodation. The modest new outbuilding will match the existing materials and reflect an appropriate form and scale to the existing dwelling.

The immediate neighbouring properties to the north and south are, No. 63 and 59, which are semi-detached properties. Both Nos. 63 and 59 have outbuildings within their rear gardens. No. 59 has circa 6 garden outbuildings that are in close proximity to the existing boundary fence. Other neighbouring properties to the east are circa over 25m away and across the highway. To the west of the site is Lousehill Copse. Whilst the site would be visible from these properties, it is not considered that there would be any detrimental impacts or encroachments on the residential amenities presently enjoyed by the occupants of these properties, in fact, the single storey outbuilding would be less obvious from the highway due to its size.



Proposed Rear, Side, Front & Side Elevations respectively

#### 4.05 LANDSCAPING

The existing hard and soft landscaping will be enhanced and therefore form a strong framework which will emphasize the landscape structure within the site.

#### 4.06 APPEARANCE

The appearance of the proposal seeks to preserve the character of the existing property and maintain the appearance, where the existing building condition and physical form are a strong element within the streetscene. The modest new alteration will match the existing in terms of form, scale and materials.

External fenestration has been designed to match in with the existing dwelling therefore limiting the impact of the residential features. The resultant juxtaposition between the proposed form and the use of vernacular materials enables the strength of the existing form and design to provide an appropriate and sympathetic visual reference to the characteristics of the existing site and its environs.

#### 4.07 ACCESS

The proposed access to the dwelling will remain as existing from Lawrence Road, using the existing point of access. With regards to the impact upon highway safety conditions along Lawrence Road it is deemed that no adverse effects will arise from the proposal as no alterations to the existing boundary treatments are proposed.

The proposal will not result in an increased generation of vehicle movements per day, and it is not considered that the development would result in a material impact upon the existing road safety in regard to vehicular movements onto Lawrence Road.



View west from garden (level difference)



View of existing restricted side access

## 5.00 CONCLUSION

The physical extent of the development proposed within this residential location has been appropriately designed ensuring the visual impact upon the character, appearance and visual amenity of the locality has been preserved.

It is the applicant's desire to create a high-quality enhancement to the site, the scheme has been designed to the highest standards thus ensuring a quality and sensitive development overall within keeping of its surroundings.

The proposal will not give rise to any adverse impacts upon the residential amenities within the mature vegetation currently enjoyed by existing residents within the proximity of the site. The proposal will make a minor increase in floor area (34.9 sqm) and under 2.2 of Reading Borough Council Community Infrastructure Levy, Guidance Notes for Applicants, February 2015, the proposal is exempt from these charges.

The development will not prejudice highway safety conditions along Lawrence Road or at the junctions immediately adjacent to the property.

Given the proposals lack of encroachment and visibility beyond the immediate vicinity of the site, it is not considered that there would be any harmful visual impact on the residential environment and therefore considered to be acceptable and in accordance with policy CC7.

The development therefore complies with national planning guidance and strategic and local planning policies. On the basis of the evidence and justification set out in this Supporting Statement with the Householder application, it is respectfully requested that this application be approved.