

PLANNING STATEMENT – Creation of Two New Window Openings in side elevation

1. Site and Surroundings

The application site comprises an end of terrace property located within the Heron Island residential development in Lower Caversham. The 1980's development is characterised by dwellings of consistent architectural style, scale and materials on an island setting.

Within the development, several neighbouring properties have created additional window openings in the side elevations to bring natural light into what is a dark living/dining room at 10 metres in length.

2. Proposal

The proposal seeks planning permission for the creation of two new window openings to the middle floor within the side elevation of the existing dwelling.

The windows are modest in scale, openable for cleaning and are designed to match the proportions, materials and detailing of the existing fenestration on the property and the wider development.

3. Design Principles and Appearance

- Contextual consistency: The proposed windows reflect the size, style and materials of the existing windows on the property.
- Visual integration: The proposed openings are appropriately scaled so as not to dominate the side elevation or interfere with the decorative 'diamond' brickwork features used throughout the development.

Given that similar modifications have been carried out throughout the development, the proposal is considered to be in keeping with the established pattern of development.

4. Impact on Neighbouring Amenity

Careful consideration has been given to the relationship with the neighbouring property.

- The application property is staggered relative to the unattached neighbouring property, thereby reducing direct lines of sight.
- The separation distance between the two properties is approximately 6 metres, which provides a reasonable spatial buffer.
- The proposed windows will not directly face windows in the neighbouring property, thereby minimising any potential for overlooking or loss of privacy.

As a result, it is considered that the proposal will not result in any unacceptable impact on neighbouring residential amenity in terms of privacy, outlook or light.

5. Access

The proposal relates solely to minor external alterations to an existing dwelling and does not affect access to or within the property. No changes to pedestrian or vehicular access are proposed.

6. Conclusion

The proposed installation of two windows in the side elevation represents a modest and well-considered alteration that:

- Respects the character and appearance of the host dwelling and surrounding area.
- Reflects established precedents within the development.
- Avoids any harmful impact on neighbouring amenity.