



IAN HUNT ASSOCIATES LIMITED

Architecture + Planning + Interiors

Oakwood House 14 High Tree Drive Earley Reading RG6 1EU

6 BOURTON CLOSE, TILEHURST, READING RG30 4LB

**PROPOSED SIDE AND REAR EXTENSIONS AND ALTERATIONS, WITH
GARAGE CONVERSION TO FORM ENLARGED FAMILY HOUSE
PLANNING STATEMENT**

Ref: 1627.DOC.02A

Issue Date: 07 July 2026

1.00 Introduction

- 1.01 This Planning Statement accompanies a Householder Planning application for the creation of a two storey side extension and associated alterations to form an annex to the original semi detached dwelling with off-street parking. and landscaping.

2.00 The Application Site

- 2.01 6 Bourton Close, is a semi-detached, two-storey 3-bedroom 20th century dwelling situated on the north-west corner of Bourton Close. It is the end house with a side elevation onto the rear gardens of houses fronting onto Church End Lane. These gardens are screened by a row of mature trees which are low grade specimens. The rear garden is enclosed by close boarded timber fences approximately 1800mm high.
- 2.02 The dwelling is not in a Conservation Area and is not a Listed building.
- 2.03 The total area of the plot is approximately 491.5m².
- 2.04 The property is the home of the Goff family who have lived there for at least 62 years and the mother, Brenda, who is 88 years old is the current occupant/owner. The proposed extension is intended to provide accommodation for her daughter Christine Morgan, who has a grown up daughter who is registered disabled. The new first floor Bedroom and Ensuite would provide her with a private self contained space. We attach a copy of a letter from a health professional that gives an overview of the disability that the daughter suffers from.

The garage is to be converted to provide a ground floor Bedroom for the mother, Brenda with its own Shower Room to make life easier for her as she gets less able to negotiate the stairs. The Lounge will also be subdivided to provide a private space for her use. The Kitchen is to be extended to provide a communal space with facilities for all the family to use.

Stephen Goff, the son, who was born at the house but no longer resides there is a builder, who will carry out the construction of the proposed extension. There is another sibling, a sister to Stephen and Christine, who is in ill health and is unable to work. She also has a grown up daughter, and again the intention would be for some or all of them to move into the family home at some time in the future when their mother Brenda is no longer with them. This will truly be a multi generational family asset and home where each generation will care for one another and not place a burden on the state care system.

The proposals are therefore significantly crucial to the family as a whole..

2.05 See Appendix A, at the end of this document, for photos of the existing site.

3.00 Planning History

3.01 We have found no record of any previous Planning Applications for the property.

4.00 The Proposal

4.01 The proposed development involves the following

The creation of an attached two storey side extension to the original dwelling to form additional accommodation suitable for use of all generations of the family. The Garage is to be converted to form a Bedroom and Ensuite Shower Room. The existing garage door and frame is to be removed and the opening blocked up to suit with a new window to match existing. The new space will be fully insulated and have access to the house via a doorway into the Hall.

The extended dwelling would provide the following accommodation:

Ground Floor: Kitchen, Hall and staircase, Lounge, Bedroom with Shower Room, Dining/Family Room

First Floor: 4 Bedrooms, Landing, Family Bathroom and Ensuite Shower Room

There will be access to the rear garden from the Living Room and at the front there will be 3 off street parking bays measuring 5000mm x 2500mm each. There is to be a gravel pathway along the side of the extension providing access to the side door and rear garden.

5.00 Design and Appearance

5.01 The proposed scheme has been developed to ensure that it does not adversely affect the character or appearance of the original dwelling. It is subservient to the host dwelling in that the main body is set back from and down from it. The design of the extension has been influenced by the splayed boundary resulting in a stepped footprint and elevations. The proposed structure does not involve the disturbance of the roof to the host dwelling.

5.02 The proposed extension has been designed to be sympathetic to the host dwelling in appearance and the materials, brickwork and roof tiles, are to match the existing.

5.03 There are a number of trees in close proximity to the site on the adjoining plots abutting the side boundary, which the attached Arboricultural Report classifies as Low Grade. The proposed extension will intrude into the Root Protection Areas but it is intended to use specialist designed foundations such as pile and beam foundations that minimise the impact on these trees.

6.00 Access and Parking

6.01 The existing main pedestrian access to the house will remain unchanged and the proposed extension will be accessed via a gravel pathway to the side entrance.

6.02 There is one existing single parking space in front of the garage and it is proposed to add two additional spaces on a gravel hardstanding in front of the proposed extension, and where overflow parking has historically taken place informally for many years. The road can be accessed via the existing driveway and dropped kerb in front of the garage to the host dwelling.

Appendix A Photos of the existing site



View 1 showing front of house taken from street



View 2 taken at rear showing back of house and garden



View 3 taken at rear to show side of house