



**PLANNING STATEMENT for  
A HOUSEHOLDER PLANNING APPLICATION at**

**82 LONGSHIPS WAY**

**READING**

**RG2 0FZ**

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| <b>Report Prepared by</b> | iPlans     |
| <b>Date</b>               | 17/05/2023 |

## 1. Introduction

1.1 iPlans has been instructed by [REDACTED] to submit a householder planning application for a velux loft conversion.

1.2 This Planning Statement has been prepared to accompany and support this application.

## 2. Site Location & Description

2.1 The site at 82 Longships Way, Reading, RG2 0FZ accommodates a mid-terrace property.

2.2 Photographs below shows the front and rear elevations of the dwellinghouse.



2.3 The external finish of the dwellinghouse is brick, and the fenestrations are uPVC.

### 3. The Proposal

3.1 This householder planning application is for a velux loft conversion.

3.2 The proposed loft conversion will take place within the existing roof space and will not involve any dormer extension. There will be the installation of a roof window to the front plane and 2x roof window to the rear plane of the dwelling roof.

3.3 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Longships Way without significantly affecting the traffic flow.

3.4 Waste from the site will be removed by skips with the appropriate street licences.

3.5 Hours of operation will be in accordance with the good contractors scheme. Work will take place between 8am to 5pm Monday-Friday.

## 4. Relevant Planning Policy

4.1 The Local Plan, Sites and Detailed Policies and Design Guide for House Extensions has been consulted as part of this application.

4.2 Policy CC7 of the Local Plan states that all development must be of high design quality that maintains and enhances the character and appearance of the area in which it is located. Proposals will be assessed to ensure that the development makes a positive contribution to the character of a place.

4.3 Policy CC8 of the Local Plan is with regards to safeguarding amenity. Development should not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties in terms of privacy and overlooking, access to sunlight and daylight, visual dominance and overbearing effects of a development, harm to outlook, noise and disturbance.

4.4 Policy H9 of the Local Plan is with regards to house extensions. They will be acceptable where they respect the character and appearance of the house in terms of scale, location, materials and design. They should respect the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design. They should not present an overbearing impact on neighbours.

4.5 Policy DM9 of the Sites and Detailed Policies document states that an extension to a house will be acceptable where it:

- 4.5.1 Respects the character of the house in terms of scale, location, materials and design
- 4.5.2 Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design and any important existing building line and
- 4.5.3 Does not present a large blank façade to public areas.

4.6 The Design Guide for House Extension states that bulky and sizeable proposals in relation to the existing dwelling will not be considered favourably. Consideration needs to be given to the size of the existing dwelling and what is considered subservient to the existing dwelling. Dormer windows should be set within the roof slope and be in proportion with the scale of the rest of the house in terms of overall size and window shape. Two appropriately designed small dormers may be better than one large dormer in achieving this. It is important that dormers and rooflights reflect the pattern of existing window openings below, whilst avoiding building to the edge of a neighbour's roof to avoid party wall issues.

## 5. Conclusion

5.1 The proposal is for a velux loft conversion.

5.2 The proposed velux roof windows will appear subordinate to the roof slopes in which they sit. The front roof window is positioned centrally in the roof slop and the rear roof windows are positioned to align with the windows below.

5.3 The proposed materials will match with existing materials so as to protect the character and appearance of the property.

5.4 I therefore hope you would consider this application for approval.