

PLANNING STATEMENT FOR PL/26/0994

Householder Planning Application | Reading Borough Council

Site Address: 8 Surley Row, Reading, RG4 8LY

Local Planning Authority: Reading Borough Council

Application Type: Householder Planning Application

Applicant Household: Longstanding family residents of the conservation area (since 1999); now a six member intergenerational household.

Proposal Description: Erection of a brick enclosure to screen existing refuse and recycling area from the lane and a small single storey 'lean-to' extension to the south-east elevation of the existing garage.

1. Executive Summary and Legislative Status

1.1 This Planning Statement accompanies a Householder Planning Application, PL/26/0994, submitted to Reading Borough Council on behalf of the residents of 8 Surley Row, Reading (RG4 8LY).

1.2 This document sets out the planning rationale for the proposed works, explicitly establishing:

The historical relationship between the dwellinghouse at 8 Surley Row (east side of the lane) and its dedicated garage parcel opposite (west side of the lane).

The statutory justification for utilizing the Householder Application route, in accordance with national planning policy and regulations.

The evolving domestic requirements of a long-established, six member intergenerational household residing at the address for over a quarter of a century.

2. Site Background and Curtilage Relationship

2.1 Longstanding Residential Occupancy: The applicant family has owned and continuously occupied 8 Surley Row for nearly 27 years. Over this period, the household has expanded into a six member, intergenerational family group. As the family's daily living and domestic requirements have naturally evolved, the need for efficient, practical, and unobtrusive waste management and incidental outbuilding storage has become essential.

2.2 Property Layout and Split Curtilage: 8 Surley Row (East Side): A historic mid-terrace townhouse dating from circa 1750. Owing to its mid-terrace layout, the house possesses no side passage access or depth within its immediate eastern frontage to store modern domestic refuse and recycling containers out of public view.

Ancillary Parcel (West Side): Situated opposite the townhouse across the narrow lane, this western parcel has historically formed—and continues to form—an integral part of the domestic curtilage of No. 8. It accommodates the property's existing garage, refuse and recycling storage and a section of the historic Surley Row red-brick boundary wall.

2.3 Operational Unity: Although physically separated by the narrow public lane, the western parcel serves an exclusively incidental domestic purpose (Class C3) to 8 Surley Row. There is no commercial activity, independent residential tenancy, or separate business entity associated with the western plot.

3. Justification for Householder Planning Status

3.1 Under the Town and Country Planning (Development Management Procedure) (England) Order 2015, a Householder Application is the correct legislative procedure for this submission for the following reasons:

Incidental Domestic Use: The proposed works (a domestic refuse screen for five household containers and an extension to the side of an existing garage) are strictly for purposes incidental to the enjoyment of 8 Surley Row as a single dwellinghouse.

No Creation of Separate Dwelling Units: The proposal does not create a new residential unit or alter the overall residential density of the site.

Red/Blue Line Mapping Conventions: On the accompanying Location Plan (1:1250) and Block Plan (1:500), the Red Line Boundary delineates the western parcel where the proposed works take place, while the Blue Line Boundary encompasses 8 Surley Row on the eastern side, formally confirming common domestic ownership and operational unity.

4. Proposed Works, Domestic Rationale and Ground Disturbance

4.1 Refuse Bin Screening Enclosure: A six member intergenerational household generates a standard domestic volume of waste and recycling, requiring five council-issued wheelie bins (two red, two green and one grey). Furthermore, more waste than usual is generated due to the care of the older family member, including medical and sanitary care, requiring waste storage and independent trips to the Reading Recycling Centre. Storing these containers and the additional waste without screening creates visual clutter within the Conservation Area. Constructing a dedicated masonry enclosure on the western parcel completely conceals all five wheelie bins and additional waste from public view, restoring visual amenity to the lane. Perhaps even more importantly, the enclosure's side walls form right-angled returns that tie into the historic Surley Row west boundary wall, replicating existing nineteenth century return geometry in the lane to act as stabilizing buttresses for the historic brickwork.

4.2 Single Storey 'Lean-To' Extension: To accommodate the evolving domestic storage demands of a six-person household and to add additional amenity the part glazed,

small single storey lean-to extension is proposed, attached to the south-east elevation of the existing garage. At just a three square metre footprint, the extension is highly subservient to the existing garage, preserving the open character of the plot and maintaining the low-profile domestic aesthetic of Surley Row. Facing masonry will use high-quality, bespoke handmade bricks with mortar matching the historic fabric. The 'lean-to' nature of the side extension reflects the rural lane topography and compliments the agricultural and vernacular feel of an organic, evolved rural streetscape as described in the Surley Row Conservation Area Appraisal 2010 (see the accompanying Heritage Statement).

4.3 Utilization of Previously Disturbed Ground: Crucially, both the bin screening enclosure and the small single storey lean-to extension utilize areas of ground that were directly excavated, compacted, and disturbed during the construction of the existing garage. As detailed in the accompanying Arboricultural Method Statement (BS 5837:2012), siting the proposed development within this previously disturbed ground footprint avoids introducing any new ground disturbance into undisturbed virgin soil or key root protection zones of nearby mature vegetation.

5. Planning Policy Assessment

NPPF Section 12 (Achieving Well-Designed Places): High-quality design utilizing bespoke handmade bricks, traditional clay tiles and matched mortar, brick bonds and pointing ensuring full visual harmony and appropriate scale within the streetscape.

NPPF Section 16 (Conserving Heritage Assets): Preserves the visual amenity of the Surley Row Conservation Area by concealing wheelie bins and providing structural lateral support to the historic boundary wall.

Reading Borough Policy CC7 (Design and Heritage): Scale and massing are completely subservient to the existing outbuilding structure and historic wall; facing materials respect local vernacular masonry traditions.

Reading Borough Policy TR5 (Housing Layout and Amenity): Directly resolves domestic waste storage constraints of the historic Georgian townhouse without compromising neighbouring privacy, daylight, or residential amenity.

6. Conclusion

6.1 The proposed development represents a minor, highly sympathetic, and functionally necessary domestic improvement for a family that has resided at 8 Surley Row for nearly 27 years. By utilizing the Householder planning route and linking the eastern townhouse to the western outbuilding parcel, the proposal addresses the changing domestic needs of a six member intergenerational household while actively protecting and enhancing the character of the Surley Row Conservation Area.

6.2 Furthermore, because the works utilize ground previously disturbed by the construction of the existing garage there is no adverse impact on virgin soil or tree root protection areas. Reading Borough Council is respectfully requested to support this Householder Application and grant planning permission.