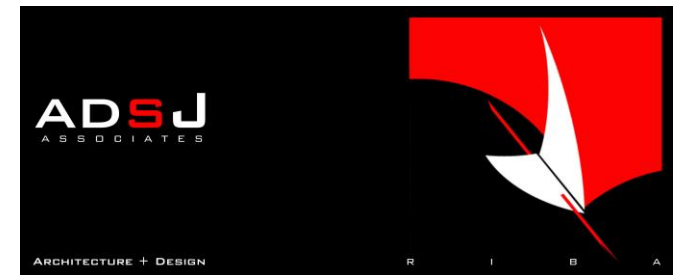
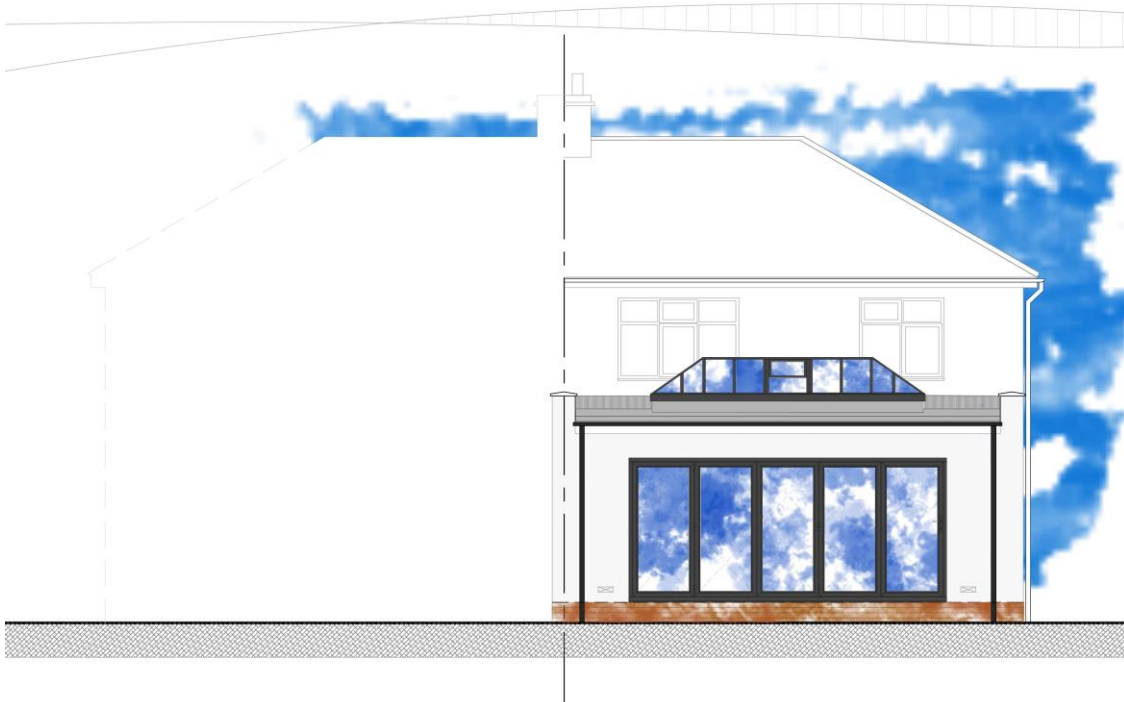


Supporting Application Statement

PRIOR APPROVAL PLANNING APPLICATION FOR A LARGER SINGLE STOREY REAR EXTENSION WITH FLAT ROOF
& ROOF LANTERN WITHIN THE CURTILAGE OF THE SITE
AT, 48 VALENTINES CRESCENT, CAVERSHAM, READING, RG4 5JJ

Client: Mr. T. Clayton
Date: September 2026
Job no: 212_DAS_v2



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1.00 INTRODUCTION

1.01 AIMS OF THE STATEMENT

This Supporting Statement accompanies a Prior Approval planning application by Mr. & Mrs T. Clayton for a larger single storey extension with internal alterations.

The description of development is as follows:

'Prior approval planning application for a larger single storey rear extension with flat roof & roof lantern within the curtilage of the site'

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.

Whilst this is not a full planning application due regard has been given to the Reading Borough Local Plan (Adopted November 2019), Design Guide to House extensions (SPD – March 2021), General Permitted Development Order (2015) and criteria highlighted within the 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.

Reading Borough Council – Design Guide to House Extensions (SPD):

Sections 6 & 7 - the key objective of the Design Guidance is to retain and enhance the attractiveness of the Borough's environment through well designed and inclusive developments.

1.03 PERMITTED DEVELOPMENT (GPDO)

Class A – Enlargement, improvement or alteration

Schedule 2, Part 1, Class A covers the enlargement, improvement or alterations to a house such as rear or side extensions as well as general alterations such as new windows and doors. There is a neighbourhood consultation scheme for larger rear extensions under Class A Para A.1(g).

Technical Guidance

In order to be permitted development, a proposal must meet all the limitations and conditions under each Class relevant to the proposal. It is therefore essential that any proposed household development is considered in the context of the permitted development rules as a whole in order to determine whether it benefits from permitted development rights and therefore does not require an application for planning permission.

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.



Existing frontage



Existing side elevation

2.00 SITE ASSESSMENT

2.01 LOCATION

The application site is on Valentine Crescent, Caversham, and is accessed off the classified road. The site is considered as located within a residential area.

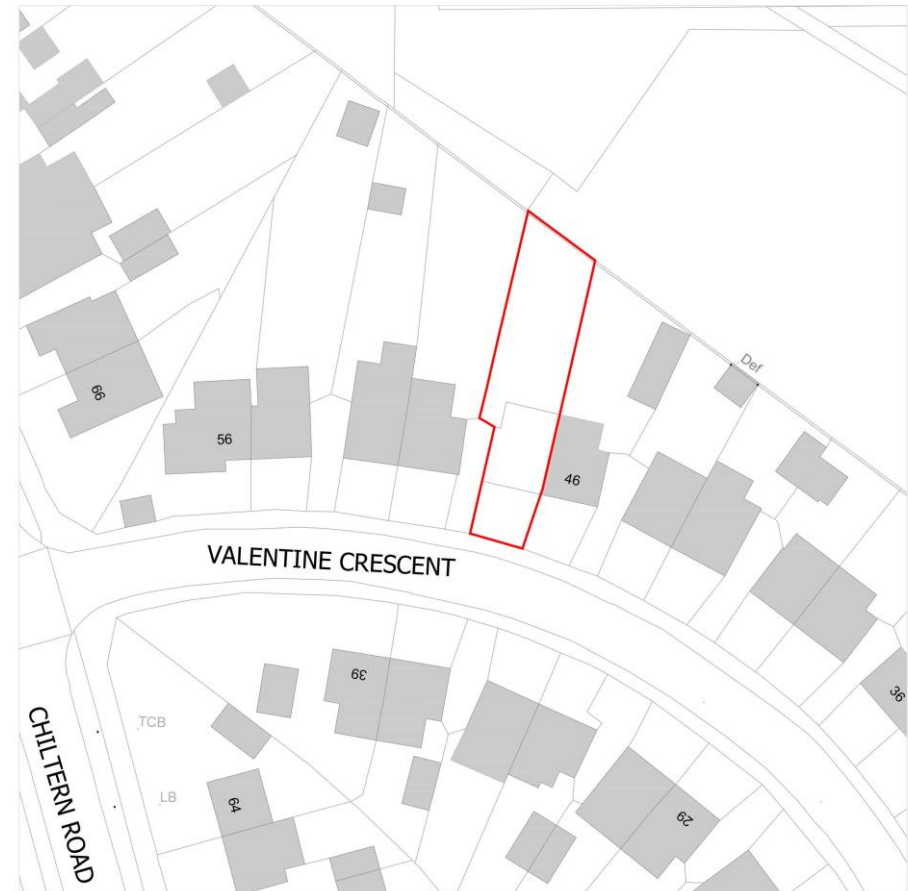
Caversham is located north of Reading Town Centre and can be accessed via the A4155 (Caversham Road) or B3345 (Gosbrook Road). No. 48 is a semi-detached property with a shared driveway. The properties are modestly set back from the footpath and highway that allows a spatial separation from public and private areas.

Vehicular access is off Valentine Crescent with a dedicated pedestrian footpath to both sides of the highway, with many front gardens converted to off-street parking.

Valentine Crescent is predominantly made up of inter-war two storey dwellings with other house types further afield in the area i.e. Chiltern Road, predominantly in pebble dash render, tile cladding/red brick accents to frontages and tiled roofs.

No. 48 is a semi-detached dwelling that is set back from the highway with a pedestrian access to the southern boundary of the site. No. 46 to the east of the application site has not been extended. Similarly, No. 50 to the west has been modernised with improvements. To the north of the application site is the Reading Crematorium providing a buffer to the application site. However, due to the juxtaposition of dwellings in Valentine Crescent there is good separation between the properties.

The existing road has ample width for two vehicles to pass comfortably. The application site benefits from a side access with good separation from the north and south boundaries.



Location Plan

2.02 SITE AND PLANNING HISTORY

The only planning history for the property shows that a planning application (ref: [131399](#)) was made by Mr T Barnbrook for a *Single storey front extension*. The application obtained consent in November 2013 and had three conditions attached pertaining to permission expiry, materials and approved drawings.

Given the existing form of the dwelling on site, this consent was never taken forward. As such the planning condition pertaining to the expiry date has now passed and consequently the consent has now lapsed.

Historical Ordnance Survey maps would indicate that the area was developed in the early to mid-1940's which would inform the construction and building details.

The applicant wishes to renovate and extend this existing dwelling for their family home which will reflect a more coherent design and layout to the property. The extension will provide a layout that is more conducive to modern living.



Existing view to No. 50



Existing view to No. 46

3.00 INVOLVEMENT AND EVALUATION

3.01 INVOLVEMENT

It is noted that the application site is within the settlement boundary, and the nature of the proposal would require a Prior Approval planning application. The proposed flat roofed rear single storey extension would be in keeping with the character of the dwelling. However, Guidance set down within the General Permitted Development Order (2015), Class A (g) have been followed for a larger extension.

Class A (g)

Development is not permitted by Class A if for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and-

- 1. Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or*
- 2. Exceed 4 metres in height*

The proposal is for a larger rear extension that extends beyond the rear wall by 5 metres with a height of circa 3 metres. Therefore, the proposal complies with the GPDO guidance.

The existing rear extensions to be demolished are 15.7 sqm in area.

The proposed larger extension will provide an area of 34.6 sqm, which is a circa 55% increase over the existing extension areas. Therefore, the additional increase in floor area is 18.0 sqm ($34.6 - 15.7 = 18.9$ sqm).

This proposal, in principle, is to renovate the property to contemporary living standards with a proposal that will match the existing dwelling and be in keeping with the character of the area. The addition will bring a coherent design to the property for a kitchen/dining.

It is also noted that the site is within flood zone 1 and therefore will not require a Flood risk Assessment report.

The applicant wishes to carry out the proposals to allow an internal layout fit for contemporary living whilst sensitively altering the external appearance to be complementary to its surroundings. In turn enhancing the character of Valentine Crescent 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 east elevation

3.02 EVALUATION

The proposal is for a Prior Approval planning application to create a rear extension within the parameters of the General Permitted Development Order (GPDO).

Planning Considerations

- Whether the development is permitted by Part 1, Classes A of schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (The enlargement, improvement or other alteration of a dwellinghouse).

The proposed larger rear extension would be considered under Part 1, Class A (g) and is permitted due to the following.

- Permission to use the dwellinghouse as a dwellinghouse was not granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use).
- The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
- The height of the proposal will not exceed the highest part of the roof of the existing dwellinghouse.
- The height of the eaves of the proposal will not exceed 3 meters and/or the height of the eaves of the existing dwellinghouse.
- The enlarged part of the dwelling house will not extend beyond a wall forming the side elevation of the original dwellinghouse
- The enlarged part of the dwellinghouse is to have a single storey and not extend beyond the rear wall of the original dwellinghouse by more than or 6 metres.
- The proposed extension and alterations are to be constructed in materials of a similar appearance to the existing dwellinghouse

The applicant has consulted with his neighbour (No. 46) and an agreement under the Party Wall Act will be in place to erect the side wall of the proposal as a party wall.

In terms of overlooking and overshadowing the proposal would not detrimentally overlook or overshadow neighbouring dwellings. Moreover, the bi-fold doors are orientated north and therefore will not be subject to any sunlight. Therefore, the proposal will not impact any amount of light to rear elevations. The proposal is in line with Section 7.0 of SPD – Design guide to house extensions.

No. 48 is a two-car household and will retain the existing two parking spaces within the driveway.

4.00 DESIGN

4.01 PRINCIPLES OF DEVELOPMENT

Reading Borough Local Development – Core Strategy 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 proposed larger single storey rear extension it should be noted that the new extension does not obscure any light to the adjacent properties. The properties have their front and rear elevations facing south and north respectively on a uniform building line, therefore, there will be no harsh shadows from the east or west sunlight.

The proposal will serve to rationalise the external elevations 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. The low-key alterations to the rear will create a minor elevational change, with a small increase in length of the dwelling's footprint. In addition, the bulk and mass would be proportionally in keeping with the existing property.

The impact of the rear extension to No. 50 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 rear extension with a flat roof would complement and integrate well with the existing dwelling 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 modest new rear extension will match the existing dwelling in terms of form, scale and materials.

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

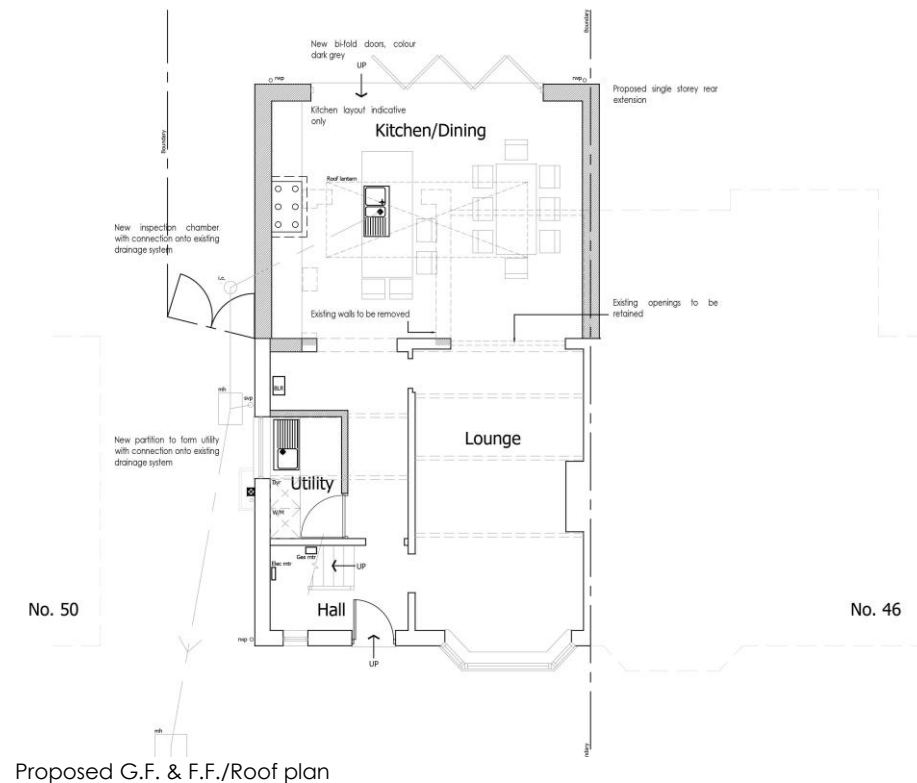


Existing northern boundary

4.02 ACCOMMODATION

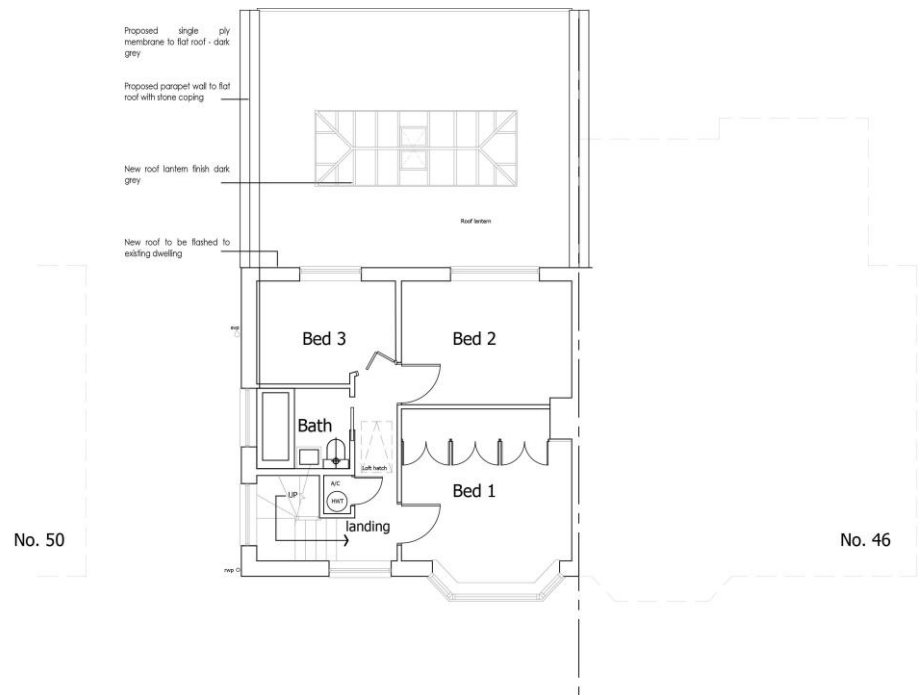
The proposed development seeks to create a kitchen/dining and utility at ground floor.

The alterations to the elevations in introducing bi-fold doors will integrate with the form of the dwelling and the new roof lantern will allow light to percolate deep within the layout plan.



4.03 LAYOUT

The proposal 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 openings to the north elevation with no impact to overlooking.

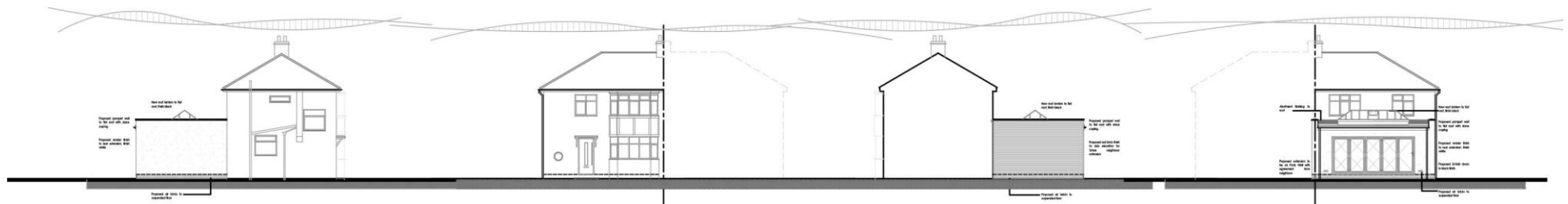


4.04 SCALE

The proposal seeks to create a kitchen/dining and utility to the existing dwelling. Rationalisation of the form of the proposal is to retain a maximum usable floor area within the guidelines of Reading Borough Local Plan and RBC – Design Guide to House Extensions (SPD), allowing the required level of accommodation. The modest ground and first floor additions will match the existing materials and reflect an appropriate form and scale to the existing dwelling.

The immediate neighbouring property to the north is Reading Crematorium with existing dwellings over 100m away. Existing properties across the highway to the south are circa over 25m away. The massing of the proposal adjacent to No. 46 to the east would be single storey only, and within the shadow of No. 46.

Whilst the site would be visible from the neighbouring 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 proposed extension would be less conspicuous from the highway due to its location.



Proposed Side (west), front, Side (east) & Rear (north) Elevations respectively

4.05 LANDSCAPING

The existing hard and soft landscaping will be retained and will remain unchanged 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 elevations 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 Valentine Crescent for vehicles etc. With regards to the impact upon highway safety conditions along Valentine Crescent, 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 regarding vehicular movements onto Valentine Crescent.



Existing highway view east

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 new proposals 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 proposals total 34.6 sqm, of which only 18.9 sqm is new area, and under section 4 of the 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 Valentine Crescent 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 as well as the parameters set out within the GPDO. On the basis of the evidence and justification set out in this Supporting Statement with the Prior Approval application, it is respectfully requested that this application be approved.