



Planning statement for 34 Boston Avenue, Reading, RG1 6JU

Local Authority

Reading

Context

This Planning and Design Statement is submitted in support of a Householder Planning Application for a single-storey side and rear extension and garage conversion at 34 Boston Avenue, Reading, RG1 6JU.

The application property is a two-storey semi-detached residential dwelling situated on the southern side of Boston Avenue. The host property features an attached single garage structure to the side elevation and a private garden to the rear.

The site is located within an established suburban residential street scene characterised primarily by semi-detached properties. The property is not a Listed Building, nor does it sit within a designated Conservation Area or an area subject to an Article 4 direction.

Proposal

Single-storey side and rear extension, garage conversion, insertion of 1 x roof lantern, and elevational alterations.

Design, Scale, and Street Scene (Policies H9 & CC7, SPD Section 6.1 & 7.2)

Subservience & Set-Back: In accordance with Section 7.2 of the House Extensions SPD, the front elevation of the side extension/conversion is set back by 500mm from the principal front elevation of the host dwelling. This setback breaks up the front building line, ensures the addition appears visually subservient to the main house, and avoids creating an overbearing monolithic wall.

Character & Materials: The single-storey profile (3m overall height) integrates neatly beneath the existing first-floor windowsill levels. All external finishes—including brickwork and roof trims—will strictly match the existing host building to maintain visual harmony within the Boston Avenue street scene.

Privacy: No side-facing windows are proposed on the outer boundary flank elevation facing No. 32. Glazing is concentrated exclusively on the rear elevation (sliding doors) and elevated flat roof light, preventing any adverse overlooking or loss of privacy to neighboring gardens.

Outdoor Amenity Space (Policy H10 & SPD Section 6.1.2)

The SPD states that usable rear garden space should ideally be maintained relative to internal floor area. The proposed rear extension footprint occupies a modest proportion of the rear garden, leaving over 100m² of private, usable lawn and patio amenity space to the rear.

Parking & Highways (Policy TR5)

The existing garage internal width is approximately 2.43m, which is below the current standard 3m minimum requirement for a functional car parking bay. Consequently, the garage is currently utilized as domestic storage rather than vehicle parking. The conversion does not result in the loss of a usable off-street parking space, and the front apron/driveway remains available for residential parking.

Biodiversity Net Gain (BNG) Exemption

In accordance with national statutory exemptions, this householder application is **exempt from statutory Biodiversity Net Gain requirements** under Article 2(1) of the Town and Country Planning (General Development Procedure) Order. A BNG Exemption Declaration form is submitted accordingly.

Precedent projects/ similar planning approved projects

- **Address:** 37 Boston Avenue, Reading, RG1 6JU
 - **Application Ref:** PL/09/0529
 - **Decision Date:** 15 May 2009 (Approved)
 - **Description:** Single storey side and rear extension.
 - **Link:** [Reading Planning Portal](#)
 - **Relevance:** Establishes direct street precedent for combining single-storey side and rear extensions on Boston Avenue semi-detached plots, confirming the scale matches local character and respects neighbour amenity.
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- **Address:** 12 Boston Avenue, Reading, RG1 6JU
 - **Application Ref:** 182152
 - **Decision Date:** 24 April 2019 (Approved)
 - **Description:** Single storey rear extension and garage conversion.
 - **Link:** [Reading Planning Portal](#)
 - **Relevance:** Confirms council acceptance for combining a single-storey rear extension and garage conversion on the same side of Boston Avenue, supporting our proposed ground-floor layout and footprint.
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 - **Address:** 54 Boston Avenue, Reading, RG1 6JU
 - **Application Ref:** PL/18/1260
 - **Decision Date:** 05 October 2018 (Approved)
 - **Description:** Ground floor rear and side extension.
 - **Link:** [Reading Planning Portal](#)
 - **Relevance:** Serves as direct street precedent for extending ground-floor side and rear footprints on Boston Avenue, demonstrating council support for wrap-around/combined single-storey additions that preserve neighboring amenity.