

SUPPORTING PLANNING STATEMENT – RETROSPECTIVE APPLICATION

Site Address: 5 Erleigh Court Gardens, Reading, RG6 1EH

Applicant: Shazam Chaudhry

Local Planning Authority: Wokingham Borough Council

1. Introduction

This statement has been prepared in support of a retrospective planning application to regularise a minor variation associated with the approved development at the above site.

Planning permission has previously been granted for a two-storey extension. The development has been carried out in accordance with the approved plans in all material respects.

2. Background and Reason for Application

The approved drawings reference vertical dimensions from Damp Proof Course (DPC), which is a standard construction datum.

Following discussions with the Local Planning Authority, it has been identified that the external height may be interpreted from ground level rather than DPC. When assessed on this basis, the as-built development results in a minor variation of approximately **150mm**.

This application is therefore submitted to regularise this technical variation.

3. Scale and Nature of the Variation

The variation in height is limited to approximately **150mm (0.15 metres)**.

This difference reflects the typical relationship between ground level and DPC in residential construction, where a separation of approximately 150mm is standard practice.

Importantly:

- The footprint, siting, and design remain unchanged
- The overall form and massing of the development are consistent with the approved scheme
- The variation does not result in any meaningful increase in scale

The change is therefore minor and limited in nature.

4. Impact on Character and Appearance

The development as constructed remains visually consistent with the approved design.

A variation of 150mm does not result in any perceptible or material change to:

- The appearance of the building
- The proportions of the elevation
- The character of the surrounding area

The development continues to integrate appropriately within the street scene and remains compliant with relevant design policies.

5. Impact on Neighbouring Amenity

The principle and impact of a two-storey extension at this site have already been fully assessed and accepted through the original grant of planning permission.

The current application relates solely to a minor variation in height of approximately 150mm.

In this context:

- The overall scale and massing remain effectively unchanged
- The relationship with neighbouring properties is materially the same as previously approved
- There is no meaningful additional impact on outlook, daylight, or sense of enclosure

The application property's relative ground level position is an existing site characteristic and was inherent in the originally approved scheme.

Accordingly, the variation does not give rise to any new or materially different impacts.

6. Planning Assessment

This application relates to a minor technical variation arising from differing measurement references rather than any substantive change in development.

There is:

- No material increase in bulk or massing
- No harm to the character or appearance of the area
- No adverse impact on neighbouring amenity

The variation is considered **de minimis** and does not alter the planning balance previously established.

7. Conclusion

This retrospective application seeks to regularise a minor height variation of approximately 150mm.

The development has been carried out in accordance with the approved scheme in all material respects, and the variation does not give rise to any material planning harm.

The variation has arisen during the construction process and reflects the practical application of standard building methods and level relationships on site. The development has otherwise been carried out in good faith and in accordance with the approved design intent.

It is therefore respectfully requested that planning permission be granted.