



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

207 NINE MILE RIDE

FINCHAMPSTEAD

RG40 3QA

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Report Prepared by	iPlans
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1. Introduction

1.1 iPlans has been instructed by Glen King to submit a householder planning application for a single storey rear extension.

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

2. Site Location & Description

2.1 The site at 207 Nine Mile Ride, Finchampstead, RG40 3QA accommodates a link detached property.

2.2 The garage is located to the rear and is accessed via Bank Side.

2.3 The photographs below show the front and rear elevations of the dwellinghouse.



2.4 The property façade is brick, and the fenestrations are uPVC.

3. The Proposal

3.1 This householder planning application is for a single storey rear extension.

3.2 The property has a staggered rear building line. The proposed extension will adjoin the side of the existing side rear projection. The proposed extension will measure 2684mm deep and 6336mm wide. There will be a bi-folding door to the rear elevation. It will have a mono-pitched roof with 3x roof windows.

3.3 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Vehicles and construction activity can be accommodated down Nine Mile Ride or Bank Side without 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.

4. Relevant Planning Policy

4.1 The Core Strategy, Managing Development Delivery Local Plan. Technical Note and Borough Design Guide has been consulted as part of this application.

4.2 Policy CP3 of the Core Strategy states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining occupiers.

4.3 Policy CC04 of the Managing Development Delivery Local Plan states that planning permission will only be granted for proposals that seek to deliver high quality sustainable design. All development including alterations and extension shall incorporate suitable waste management facilities including on site recycling.

4.4 In the technical note, it states that whilst there is no legal right to light under planning law, the council may use the 25 degree and 45-degree tests to consider the impact of a proposed development on a neighbour's amenities.

4.5 The Borough Design Guide states that alterations and extensions should be well designed and respond positively to the original building. They should contribute positively to the local character and relate well to neighbouring properties. Alterations or extensions should be clearly subservient to the form and scale of the original building in most situations, although there may be exceptions where it is more appropriate to design a seamless continuation. The design of the proposed extension must be well considered and should complement the existing building, either by adopting its style, or by a carefully considered contrast. Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. Maximum eaves and ridge height should be no more than those of the existing property. The side walls of extensions must not contain windows especially at first floor level. The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

5. Conclusion

5.1 This householder application is for a single storey rear extension.

5.2 The proposed extension would appear subservient to the main dwellinghouse. The extension will be set away from the side boundaries and is of a depth that will not impact neighbouring amenity levels in terms of affecting daylight and sunlight to a habitable room or appear overbearing or cause overshadowing.

5.3 The materials used will match with materials of the dwelling house.

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