

PLANNING STATEMENT

Proposed Loft Conversion with Rear Dormer and Hip to Gable Roof Extension
67 Sutcliffe Avenue, Earley, Reading, RG6 7JN

1. Introduction

This Planning Statement supports a full planning application for a loft conversion incorporating a hip to gable roof extension and rear dormer at 67 Sutcliffe Avenue. The proposal has been carefully designed to provide additional accommodation for a growing family while respecting the character of the host dwelling and surrounding area.

2. Site Description

The application site comprises a semi-detached two-storey dwelling located along Sutcliffe Avenue within a well-established residential area. The property benefits from a wide frontage with a large block-paved driveway providing multiple off-street parking spaces, as demonstrated on the submitted block plan. The dwelling sits within a consistent residential street pattern characterised by similar properties, many of which have undergone extensions or roof alterations. The rear garden extends significantly in depth, allowing sufficient amenity space. The shared driveway arrangement with No.65, which is within the same ownership, ensures safe and efficient access without impact on the highway.

3. Existing Property

As shown on Drawing NSEA-PL-200 (Existing Floor Plans), the property is currently arranged as a four-bedroom dwelling over two floors. The roof form is a traditional hipped roof with previous alterations undertaken. Existing elevations (Drawing NSEA-PL-400) confirm the established residential character and proportions of the dwelling.

4. Proposed Development

The proposal (Drawings NSEA-PL-201 and NSEA-PL-401) introduces a loft conversion to create a fifth bedroom with ensuite. The development comprises a hip to gable extension and a rear flat roof dormer. The dormer is set in 300mm from the adjoining boundary and 605mm from the opposite side, with a 941mm set down from the ridge and 677mm above the eaves. This ensures the dormer remains subservient and visually contained within the roof slope. The existing second floor roof will be rebuilt to ensure a clear separation between the previous roof extension and the new dormer, avoiding any perception of bulk or overdevelopment.

5. Volume and Planning Justification

The proposed development equates to a total volume of 45.27m³, comprising 23.24m³ from the hip to gable extension and 22.03m³ from the rear dormer, as demonstrated on Drawing NSEA-PL-401. This falls below the 50m³ threshold typically allowed under permitted development. However, due to previous roof enlargements, cumulative volume exceeds PD limits, and therefore the proposal is submitted under full planning permission. It is a key material consideration that the development would otherwise comply with permitted development rights if undertaken prior to earlier works.

6. Design and Character

The proposal has been carefully designed to ensure compliance with the Wokingham Borough Design Guide SPD. The dormer is set within the roof slope, maintains clear margins to the ridge, eaves and sides, and avoids a full-width or dominant appearance. The hip to gable extension integrates seamlessly with the host dwelling and uses matching materials. The development preserves the overall form and character of the original roof, ensuring it remains visually subordinate.

7. Residential Amenity

The proposal does not introduce any unacceptable impacts on neighbouring properties. The rear dormer is positioned to avoid overlooking and maintains appropriate separation distances. There is no significant loss of daylight, sunlight, or privacy.

8. Highways and Parking

The site benefits from substantial off-street parking provision to the front, as shown on the block plan. The shared driveway arrangement with No.65 ensures there is no overspill parking or impact on the public highway.

9. Need and Justification

The proposal is driven by the needs of a growing family requiring additional living space. The addition of a fifth bedroom with ensuite allows the occupants to remain within the property, which is located within the catchment of good to outstanding schools. This represents a sustainable approach to meeting housing needs.

10. Conclusion

The proposal represents a well-designed, subservient and policy-compliant development. It respects the character of the area, maintains residential amenity, and provides a high-quality living environment. The fallback position under permitted development further supports the acceptability of the scheme. Approval is therefore respectfully requested.

Safdar Hussain

Architectural Agent

Arcadia Designs