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PLANNING STATEMENT

Proposed Single Storey Rear Extension 31 Spruce Road, Woodley, RG5 4BB

1. Introduction

This Planning Statement has been prepared in support of a Householder Planning Application for the erection of a single storey rear extension and associated minor alterations at 31 Spruce Road, Woodley, RG5 4BB. The application seeks permission for a modest extension designed to improve the functionality and quality of the existing family home whilst maintaining the character of the dwelling and safeguarding neighbouring amenity.

2. Site and Surroundings

The application site comprises an existing two-storey semi-detached dwelling located within an established residential area of Woodley. The surrounding area is characterised by similar family dwellings, many of which have experienced varying degrees of extension and alteration over time.

3. The Proposal

The proposal comprises:

- A single storey rear extension extending approximately 4.0 metres beyond the existing rear elevation;
- Internal alterations to create an improved kitchen, dining and utility arrangement better suited to modern family living;
- Installation of bifold doors opening onto the rear garden; and
- A minor amendment to the front WC window to improve internal functionality.

No alterations are proposed to the principal roof form.

4. Design and Appearance

The extension has been designed as a simple and subordinate addition to the existing dwelling. The proposed roof form remains significantly lower than the existing ridge and first floor windows. Materials used in the construction will match or closely resemble those of the host dwelling to maintain visual continuity.

5. Impact on the Character of the Area

The proposed works are entirely appropriate within the context of the surrounding residential environment. Single storey rear extensions are a common feature within suburban areas and, due to the location of the extension at the rear of the property, the proposal will have minimal impact on the wider street scene.

6. Residential Amenity

The proposal has been carefully designed to minimise impacts upon neighbouring occupiers. The extension remains single storey in scale and will not introduce unacceptable overlooking opportunities. Given its modest scale and position, it is not considered that the proposal would result in unacceptable overshadowing, loss of outlook or overbearing impacts to adjoining occupiers.

7. Planning Considerations

The proposal represents sustainable development by improving the existing housing stock and providing enhanced living accommodation without resulting in harm to the character of the area or the amenities enjoyed by neighbouring properties.

8. Conclusion

The proposed single storey rear extension represents a modest and sympathetic enhancement to the existing dwelling. The development maintains the character and appearance of the host property, preserves neighbouring amenity and provides improved accommodation suitable for modern family living. It is respectfully requested that planning permission be granted.

Supporting Drawings

Drawing Number	Description
BSWR PL-100	Location and Block Plan
BSWR PL-200	Existing and Proposed Floor Plans
BSWR PL-400	Existing and Proposed Rear/Side Elevations
BSWR PL-401	Existing and Proposed Front/Sectional Elevations