

Planning Statement

Applicant Name: Danny Fisher

Application Reference: PP-13713009

Address of Proposed Development: 91 Reading Road, Woodley. RG5 3AE

Proposal

This planning application seeks permission for the proposed erection of an annexe to rear for use ancillary to the main dwelling.

Site and Context

The site is located at the rear garden of 91 Reading Road, Woodley, RG5 3AE "a residential property in a predominantly suburban area". The proposed garden room will be situated at the rear of the property, ensuring no impact on the visual amenity of the street scene.

Design and Scale

The garden room will have a 40m² footprint (12m x 4m) with a "maximum height of 2.5m, including a roof window. The structure has been designed to be visually harmonious with the surrounding environment, incorporating materials and finishes that complement the existing property, including Red Cedar composite cladding to the exterior.

Compliance with Planning Policies

The proposed development complies with relevant local planning policies, including:

Design and Appearance: The garden room has been designed to ensure a high-quality, unobtrusive appearance.

Scale and Impact: The structure is modest in scale and will not dominate the existing garden space.

Privacy and Amenity: The garden room has been positioned to maintain the privacy of neighbouring properties and does not overlook adjacent gardens.

Access and Sustainability

The proposed garden room will not require additional access or changes to the existing site. The design incorporates sustainable materials where possible, and the construction process will adhere to environmentally friendly practices.

Mitigating Potential Impacts

To address any concerns regarding the height and roof design:

The garden room will adhere to planning regulations or adjustments will be made as necessary to mitigate impact on neighbouring properties.

The inclusion of a roof window enhances natural light within the structure without causing significant height increases.

Conclusion

The proposed garden room represents a modest and well-considered addition to the property, enhancing its functionality and value without negatively impacting the surrounding area. We respectfully request that this application be approved.