

PLANNING REF : 252161
PROPERTY ADDRESS : 36 loxwood
: Low Loxwood, Earley, Reading, Berkshire
: RG6 5QZ
SUBMITTED BY : Mr Safdar Hussain
DATE SUBMITTED : 03/10/2025

COMMENTS:

Response to Comments on Planning Application for 75 Chiltern Crescent We would like to respond to the concerns raised in relation to the above planning application.

Ground Floor Bedroom

The inclusion of a ground floor bedroom with ensuite is necessary due to the household's unfortunate circumstances, as it accommodates disabled children who require accessible ground floor living. This

arrangement had previously been approved. While the room can be classified as a bedroom, in different circumstances it could have served as an additional living room, as is the case with many properties on Chiltern Crescent. It would therefore be unreasonable to require an additional parking space based on this, particularly as the occupant of this room is not in a position to drive.

Hipped to Gable Roof Design

The change from a hipped to gable roof has already been approved through a Certificate of Lawfulness (Planning Ref. 251690) for a loft conversion. The proposed design also aligns with the adjoining property at 77 Chiltern Crescent, ensuring a consistent appearance. The second-storey side extension roof has been designed to match the approved Certificate of Lawfulness roof. If the side extension remained hipped, the resulting form would appear visually awkward and out of keeping with the main dwelling. Importantly, the side extension is set more than 1m from the boundary, ensuring no loss of light to 73 Chiltern Crescent.

Landscaping / Driveway

There are no proposed changes to the driveway at the front of the property. We therefore believe concerns raised about landscaping are not applicable in this case. Furthermore, the majority of homes along Chiltern Crescent and in the surrounding area have fully paved driveways, which assist with parking provision and help reduce the pressure of on-street parking.

Rear Dormer Windows

The rear dormer windows have been approved under permitted development rights and fully comply with permitted development criteria. In addition, to address concerns raised during a previous application, the side extension has been set in from the boundary to ensure that the 45-degree line from both ground and first-floor habitable room windows of 77 Chiltern Crescent is not breached. The submitted drawings clearly demonstrate compliance with the 45-degree guideline.

Conclusion

We believe the proposal has been carefully designed to respect the character of the area, to respond sensitively to neighboring amenity, and to comply with planning policies and permitted development rights. We hope the above clarifications address the concerns raised, and we remain happy to respond to any further queries.