



Voyage Care, Longmore Road Extension 2025 Planning Statement

Document Control

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Planning Statement – Voyage Care, Longmore Road Extension 2025

| Site Address: | Prepared by: | Prepared for |
|--------------------------------------|---|---|
| 1 Longmore Rd, Reading RG2 8QG | Make Consulting Limited Lugano House Lake View, Lake View Drive Sherwood Business Park Annesley Nottingham NG15 0ED | Voyage Care Wall Island, Birmingham Road, Lichfield, WS14 0QP |

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Planning Statement

1.0 Introduction

- 1.1 This Planning Statement has been prepared in support of a planning application for the construction of a single-storey rear extension at 1 Longmore Road, Reading. The proposal seeks to improve the functionality of the property for the residents while respecting the character of the area and the amenities of neighbouring occupiers.
- 1.2 Full planning approval for a rear single storey extension was previously provided under application number 221299. This planning permission has now expired, and this planning application seeks permission for a revised scheme in the same location.
- 1.3 The statement assesses the scheme against relevant national and local planning policies, including the National Planning Policy Framework (NPPF) and the Reading Borough Local Plan (2019).
- 1.4 The document is structured as follows;
 - Section 2 introduces the site and its context;
 - Section 3 sets out the site's needs case;
 - Section 4 describes the proposed development;
 - Section 5 summarises previous pre-application consultation;
 - Section 6 identifies key planning policies and considerations;
 - Section 7 sets out the impact of the proposals;
 - Section 8 discusses the access to the site and parking;
 - Section 9 outlines the sustainability improvements;
 - Section 10 concludes the statement and demonstrates how the proposal accords with the development plan and national policy.

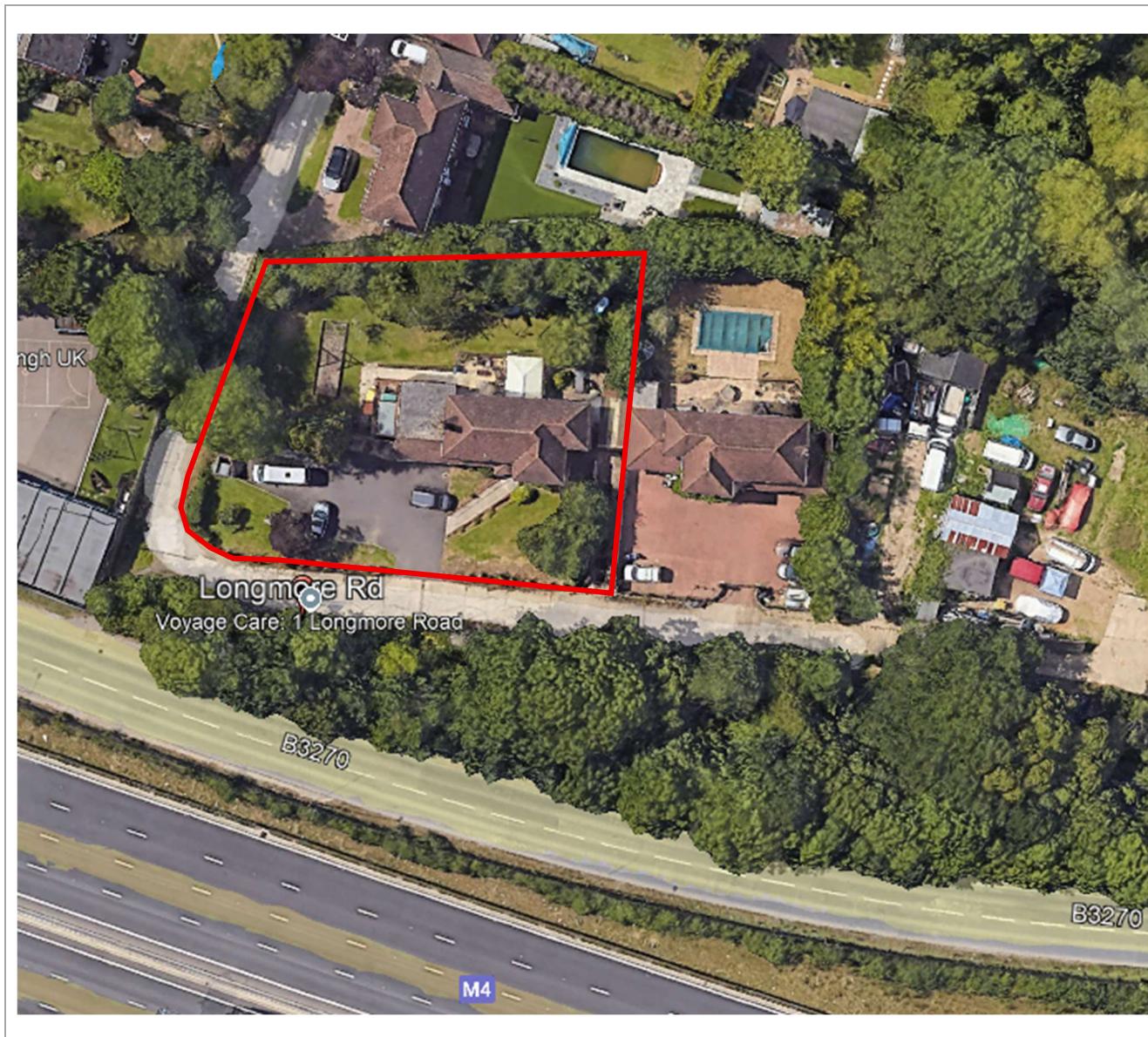
1.5 The application is supported by the following drawings;

| PROJECT NUMBER | DRAWING NUMBER | | | | | | | DRAWING TITLE | PAPER SIZE |
|----------------|----------------|------|-------|------|------|--------|----------|-------------------------------|------------|
| | ORGANISER | ZONE | LEVEL | TYPE | ROLE | NUMBER | REVISION | | |
| 1204 | - MAKE | - ZZ | - XX | - DR | - A | - 1000 | - A01 | SITE PLAN AS EXISTING | A1 1:100 |
| 1204 | - MAKE | - ZZ | - XX | - DR | - A | - 1001 | - A02 | SITE PLAN AS PROPOSED | A1 1:200 |
| 1204 | - MAKE | - ZZ | - XX | - DR | - A | - 1002 | - A01 | SITE LOCATION PLAN | A3 1:1250 |
| 1204 | - MAKE | - ZZ | - XX | - DR | - A | - 1003 | - A01 | BLOCK PLAN | A1 1:500 |
| 1204 | - MAKE | - ZZ | - 00 | - DR | - A | - 1100 | - A01 | GROUND FLOOR PLAN AS EXISTING | A1 1:50 |
| 1204 | - MAKE | - ZZ | - 01 | - DR | - A | - 1101 | - A01 | FIRST FLOOR PLAN AS EXISTING | A1 1:50 |
| 1204 | - MAKE | - ZZ | - RF | - DR | - A | - 1102 | - A01 | ROOF PLAN AS EXISTING | A1 1:50 |
| 1204 | - MAKE | - ZZ | - 00 | - DR | - A | - 1200 | - A01 | PROPOSED GA GROUND FLOOR PLAN | A1 1:50 |
| 1204 | - MAKE | - ZZ | - 01 | - DR | - A | - 1201 | - A01 | PROPOSED GA FIRST FLOOR PLAN | A1 1:50 |
| 1204 | - MAKE | - ZZ | - RF | - DR | - A | - 1202 | - A01 | PROPOSED ROOF PLAN | A1 1:50 |
| 1204 | - MAKE | - ZZ | - XX | - DR | - A | - 2000 | - A01 | EXISTING ELEVATIONS | A1 1:50 |
| 1204 | - MAKE | - ZZ | - XX | - DR | - A | - 2100 | - A01 | PROPOSED ELEVATIONS | A1 1:50 |

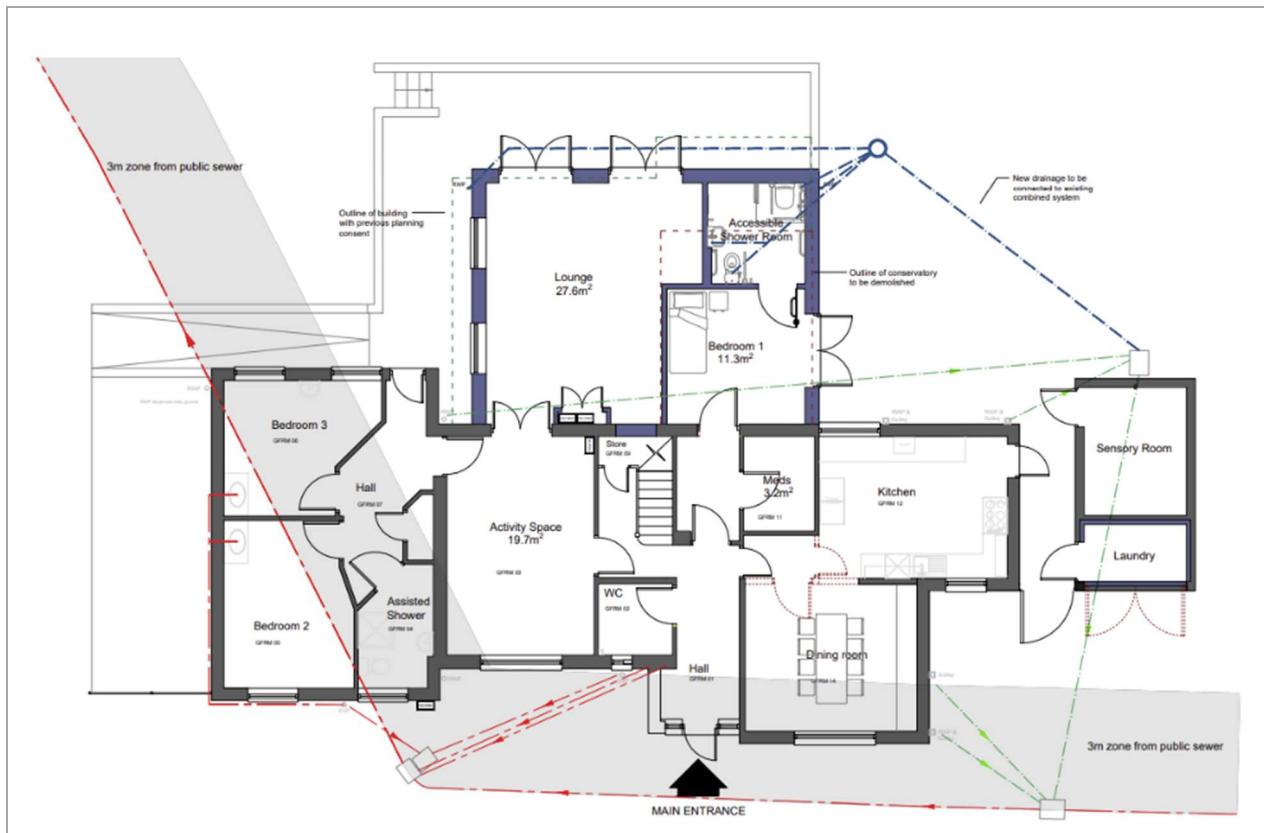
2.0 Site and Surrounding Area

- 2.1 1 Longmore Road is a two-storey property operating as a care home located within an established suburban residential area characterised by similar properties, with the surrounding properties having generous gardens. The property has an existing single-storey side extension; brick-built with a flat roof, and dating from c. 2000.
- 2.2 Access is directly from Longmore Road, and the property has a large private rear garden enclosed by trees and hedges, providing an appropriate location for an extension without impacting the street scene.
- 2.3 The extension is proposed in the location of an existing conservatory, therefore the new construction will be a similar distance from the existing neighbouring properties as the current arrangement, at circa 9m.

2.4 Site Images



2.5 Proposed Floor Plan



2.6 Site Images

| | |
|---|---|
|  |  |
| <p>View to rear of property, including existing single storey extension</p> | <p>Existing single storey extension with steep ramp</p> |
|  |  |
| <p>Rear of property showing conservatory to be removed</p> | <p>Conservatory to be removed</p> |
|  | |
| <p>Unsuitable dining accommodation within conservatory</p> | |

2.7 Specific Site Constraints and Designations

- 2.7.1 The site is not located within a designated area of open space.
- 2.7.2 The site is not located within a conservation area, nor are there any listed buildings in the immediate vicinity.
- 2.7.3 The site is not subject to any ecological designations.
- 2.7.4 The site is not within a flood zone.
- 2.7.5 There are no public rights of way.

2.8 Planning History

- 2.8.1 The site's planning history is as depicted in the below table

| Application Number | Description | Decision and Date |
|--------------------|---|--------------------------|
| 221299 | Full application for the proposed erection of a single storey rear pitched roof extension and terrace following demolition of existing conservatory and erection of single storey side flat roof extension. | Approve 28 June 2022 |
| 200689 | Full application for the erection of a single storey rear pitched roof extension to existing care home, with 5no. roof lights and changes to fenestration along with the creation of a slabbed terrace following demolition of existing conservatory. | Approve 6 May 2020 |
| 002519 | Proposed change of use from C3 residential use to C2 residential nursing home (plus provision of ramps - Retrospective). | Approve 6 September 2022 |

| | | |
|--------|---|----------------------|
| 991358 | Proposed Single Storey Rear Extension To Dwelling To Form Conservatory And Conversion Of Garage To Living rooms | Approve 13 July 1999 |
|--------|---|----------------------|

2.8.2 The property's most recent planning history is provided in Appendix 1.

3.0 Needs Case

- 3.1 The proposed development is required to meet the functional and accessibility needs of the occupants of 1 Longmore Road. The existing rear conservatory currently used as a dining area is of lightweight and substandard construction, resulting in poor thermal performance, inadequate structural robustness and limited year-round usability. It routinely becomes too cold during winter months and overheats in summer, making it unsuitable as a primary living or dining space. The replacement with a properly insulated, permanent extension will provide a safe, comfortable and sustainable dining area that meets modern living standards.
- 3.2 The current internal layout also offers limited communal living space. The existing lounge is small and does not provide adequate room for household members or visitors to sit, interact, or socialise comfortably. By replacing the conservatory and reconfiguring the rear of the property, the proposals will increase the available living area, creating a more spacious and inclusive communal environment.
- 3.3 The extension will enable the creation of an open-plan kitchen and dining space, allowing improved sightlines and interaction between residents and staff. This arrangement ensures that staff can remain present and attentive while undertaking kitchen duties, promoting a safer, more sociable and more efficient daily routine. The open-plan layout also supports modern standards of communal living and enhances flexibility for future use.
- 3.4 The existing property layout does not provide sufficient ground-floor accommodation to meet the needs of the household, with residents on the ground floor sharing one shower room. To address this, the proposal incorporates a new ground-floor bedroom with an en-suite shower room. This is required to support the personal needs of an occupier with mobility limitations, enabling easier access without traversing the property. The accessible en-suite will be designed to modern standards for manoeuvrability and safety, providing improved independence, dignity and long-term adaptability within the home.
- 3.5 The new external patio and ramp will provide accessible seating for residents in the garden, promoting well-being, with a new ramp built to conform to modern standards.
- 3.6 Together, these improvements will deliver a high-quality, well-functioning living environment that better meets the household's day-to-day needs. The proposed extension supports inclusive design principles and allows the occupants to continue living safely and comfortably in their home.

4.0 Proposed Development

- 4.1 The proposed extension is similar in footprint to the extension which has previously been granted permission (the outline shown on drawing 1204-MAKE-ZZ-00-DR-A-1200).
- 4.2 Key features include:
 - Single-storey flat-roofed structure with a maximum height designed to remain subordinate to the main dwelling and be in keeping with the previous extension.
 - Materials to match the existing property, ensuring visual continuity.
 - Retention of adequate garden space following development.
 - Improved energy efficiency when compared to the existing conservatory
- 4.3 The extension does not project beyond the existing building frontage and does not alter the appearance of the property as viewed from the public highway.

5.0 Pre-Application Consultation

5.1 No pre application consultation has been undertaken as part of the development of the design, however, permission for a similar scheme was granted under application 221299.

6.0 Planning Policy Considerations

6.1 National Planning Policy Framework (NPPF)

The NPPF promotes well-designed, high-quality extensions that respond positively to local character and support sustainable development. The proposal accords with these aims by:

- Enhancing the usability of an existing dwelling.
- Making efficient use of previously developed space.
- Achieving a design that integrates sensitively with its surroundings.

6.2 Reading Borough Local Plan (2019)

Relevant policies include (but are not limited to):

- Policy CC8 – Safeguarding Amenity

The proposals do not cause lack of light to neighbouring homes or gardens, do not directly overlook neighbouring rooms or gardens, and is not overbearing with the extension being modest in height (and lower than the extension with previous permission due to the flat roof rather than pitched).

- Policy H9 – House Extensions and Ancillary Accommodation

The proposal respects the character of the original dwelling, maintains adequate private outdoor space, avoids harmful impacts on neighbours and does not result in a loss of biodiversity within gardens

- Policy EN1 / EN5 – Amenity and Neighbour Impacts

The single-storey depth, roof form, and window placement ensure no unacceptable loss of light, outlook, or privacy for adjoining properties.

7.0 Impact Assessment

7.1 Impact on Neighbouring Properties

The extension has been carefully designed to avoid adverse impacts:

- Its single-storey height and modest projection prevent overbearing effects.
- No side-facing windows are proposed, preventing overlooking.
- Distances to boundaries and roof design ensure no harmful overshadowing to adjacent gardens.

7.2 Impact on the Character of the Area

The extension is located entirely to the rear and will not be visible from the street. Its scale and design are consistent with other extensions in the locality and therefore will have no impact on the character or appearance of the wider area.

8.0 Access and Parking

8.1 The proposal does not affect existing access arrangements or on-site parking provision. No additional parking demand is created as the development relates solely to an existing dwelling and creates no additional bedrooms.

9.0 Sustainability

9.1 The extension is in place of a poor efficiency conservatory, and will be constructed to modern energy-efficiency standards, with opportunities to incorporate:

- Improved insulation
- High-performance glazing
- Low-energy lighting and heating systems

9.2 This aligns with local and national sustainability objectives.

10.0 Conclusion

10.1 The proposed single-storey rear extension at 1 Longmore Road represents a proportionate and well-designed addition to the existing dwelling. It complies with the NPPF and the policies of the Reading Borough Local Plan by:

- Respecting neighbouring amenity
- Maintaining local character
- Enhancing the quality and functionality of the property
- Having no impact on the public realm

10.2 It is therefore considered that planning permission should be granted.

Appendix – Previous Planning Permission

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

| | |
|----------------------------|---|
| Expiry Date: | 28 June 2022 |
| Application Number: | 221299 |
| Location: | 1 Longmore Road, Shinfield, Wokingham, RG2 8QG |
| Proposal: | Full application for the proposed erection of a single storey rear pitched roof extension and terrace following demolition of existing conservatory and erection of single storey side flat roof extension. |
| Recommendation: | Approve |

Conditions and Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered 1917(08)01, 1917(08)02, 1917 (08)03, 1917(08)04, 1917(08)05, 1917(08)06, 1917(08)07, 1917(08)08, 1917(08)09 and 1917(08)10 received by the local planning authority on 05 May 2022. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. External materials - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

Informatics

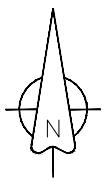
1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Recommendation and conditions/reasons agreed:

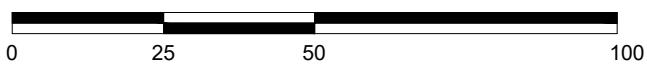


Date: 13/06/22

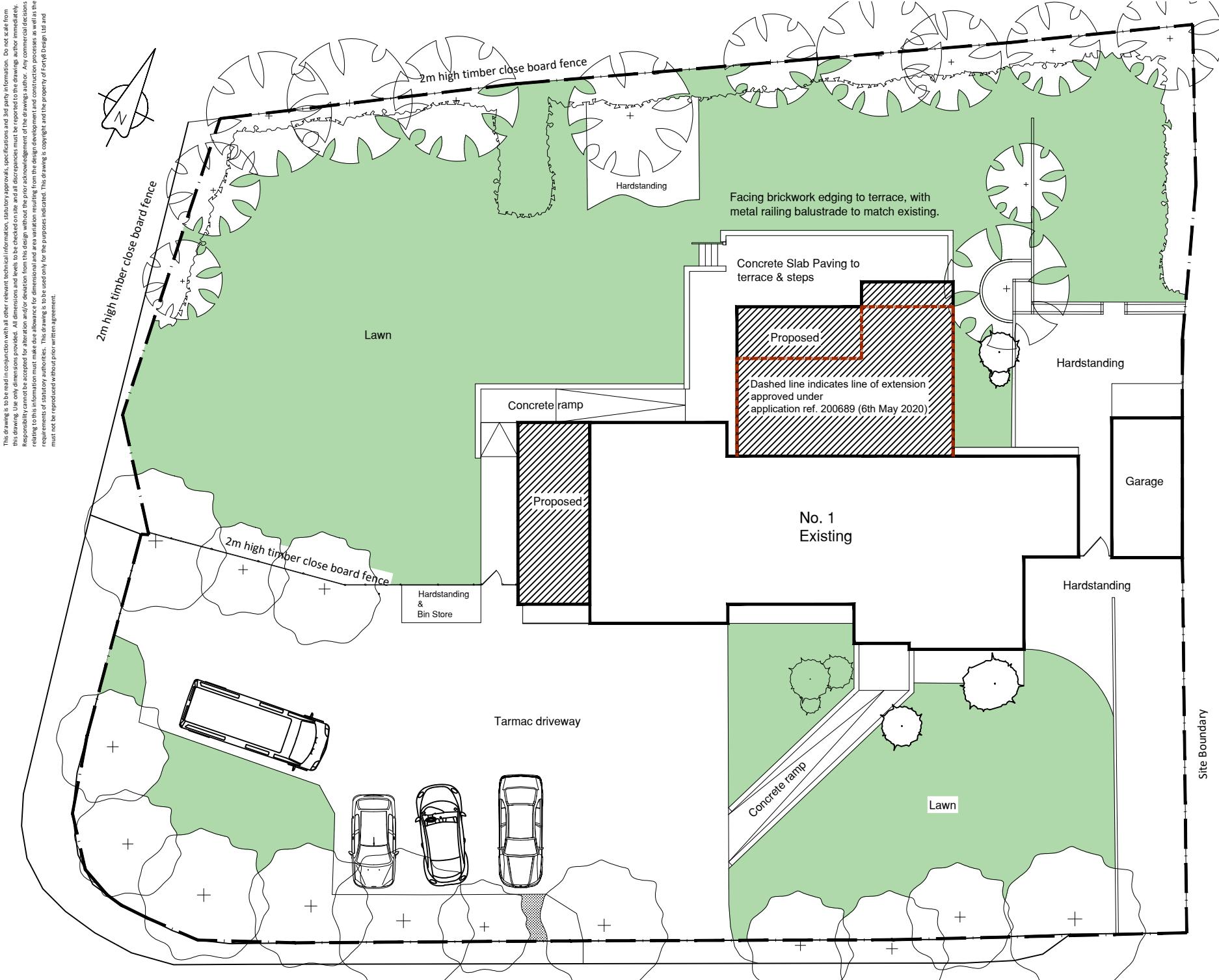
REMEMBER - The earliest date for a decision on this application is: **26 May 2022**



Scale 1:1250



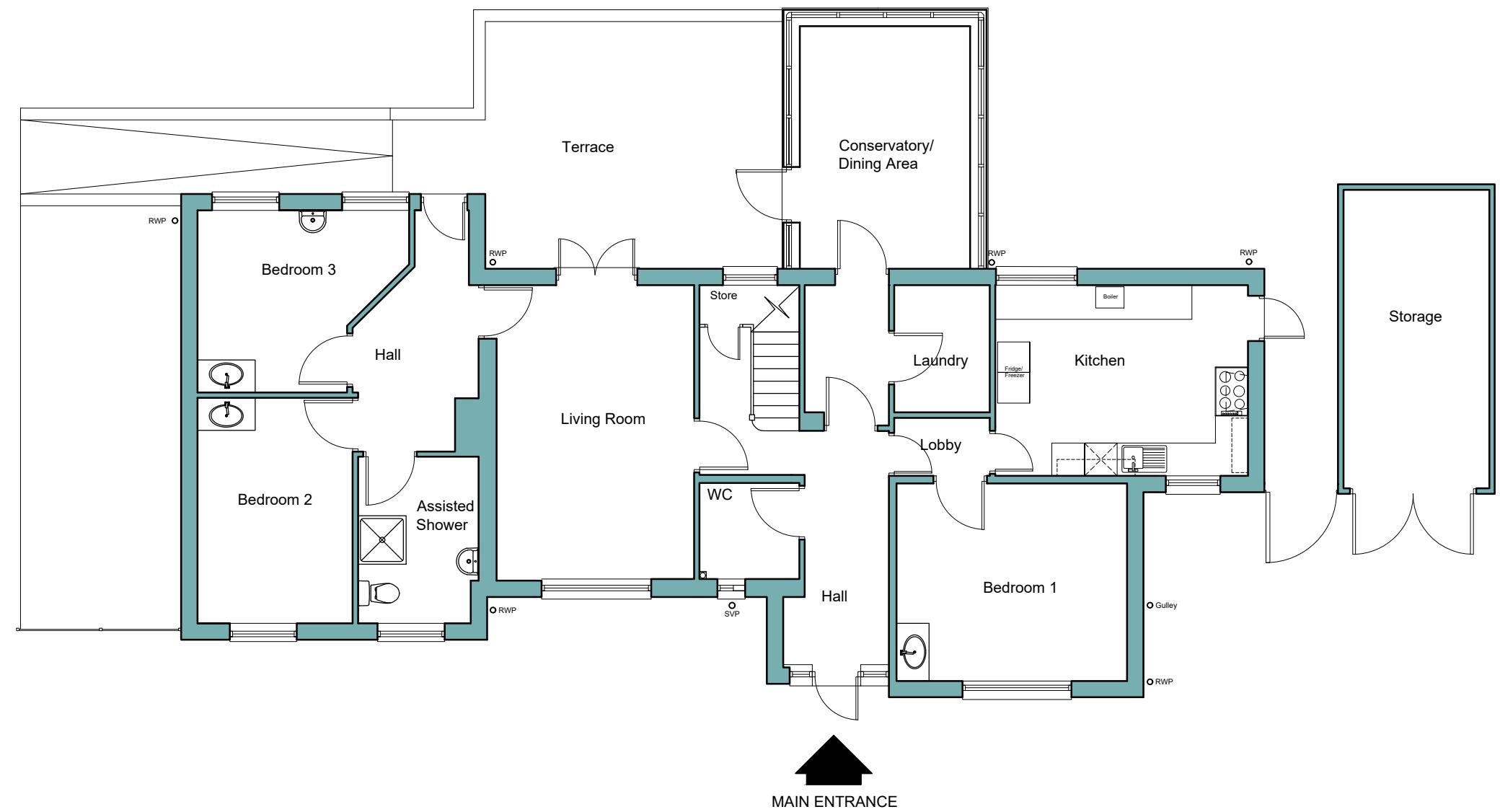
| Rev | Description | By | Chk | Date |
|-----|---|----|-----|---------------------------------|
| | Project No: 1917 Scale @ A4 1:1250 Drawn: TC Status: PLANNING Drawing No: 1917(08)01 Project: 1 Longmore Road, Whitley Wood, Reading. RG2 8QG Client: Voyage Care Drawing: Location Plan | | | Date: 30/09/2019 Revision: . |



| A. Side extension added. Rear extension increased in depth | | TC | | 01/04/22 | | |
|--|---|-------------|------------------|----------|-----|------------|
| Rev | Description | Project No: | Scale @ A4 1:200 | By | Chk | Date |
| 20 | Approved under application ref. 200689 (6th May 2020) | 1917 | TC | | | 30/09/2019 |
| | Dashed line indicates line of extension | | | | | |
| | Proposed | | | | | |
| | Hardstanding | | | | | |
| | Garage | | | | | |
| | Site Boundary | | | | | |
| | Scale 1:200 | | | | | |

Project: 1 Longmore Road, Whitley Wood, Reading, RG2 8QG
Client: Voyage Care
Drawing: Proposed Site Plan
Revision: A
Date: 01/04/2022
Scale: 1:200
Drawing No: 1917(08)03

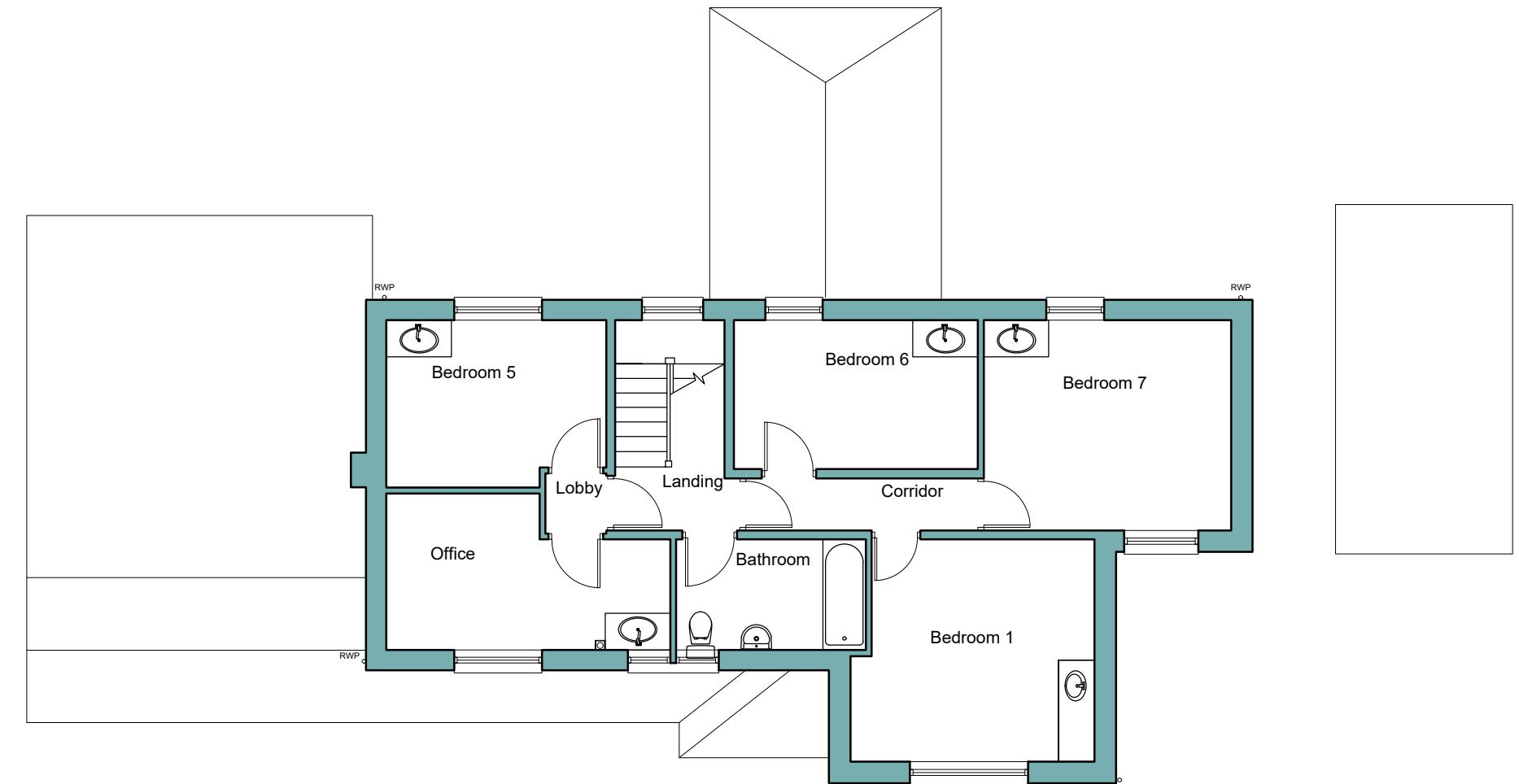
forty8
Design
tel: 07558142299 email: forty8designltd@gmail.com



Ground Floor Plan

Scale 1:100

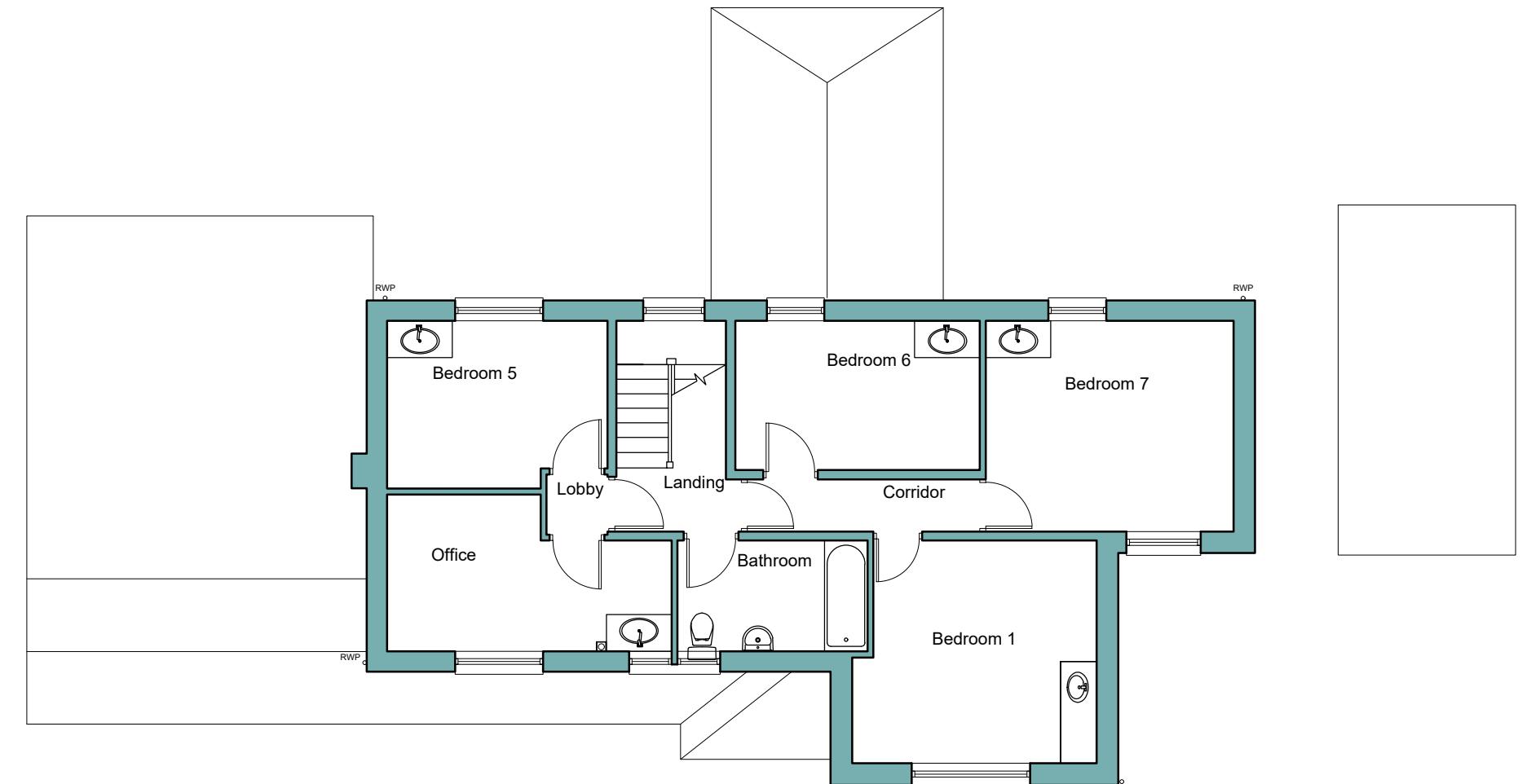




First Floor Plan

Scale 1:100





First Floor Plan

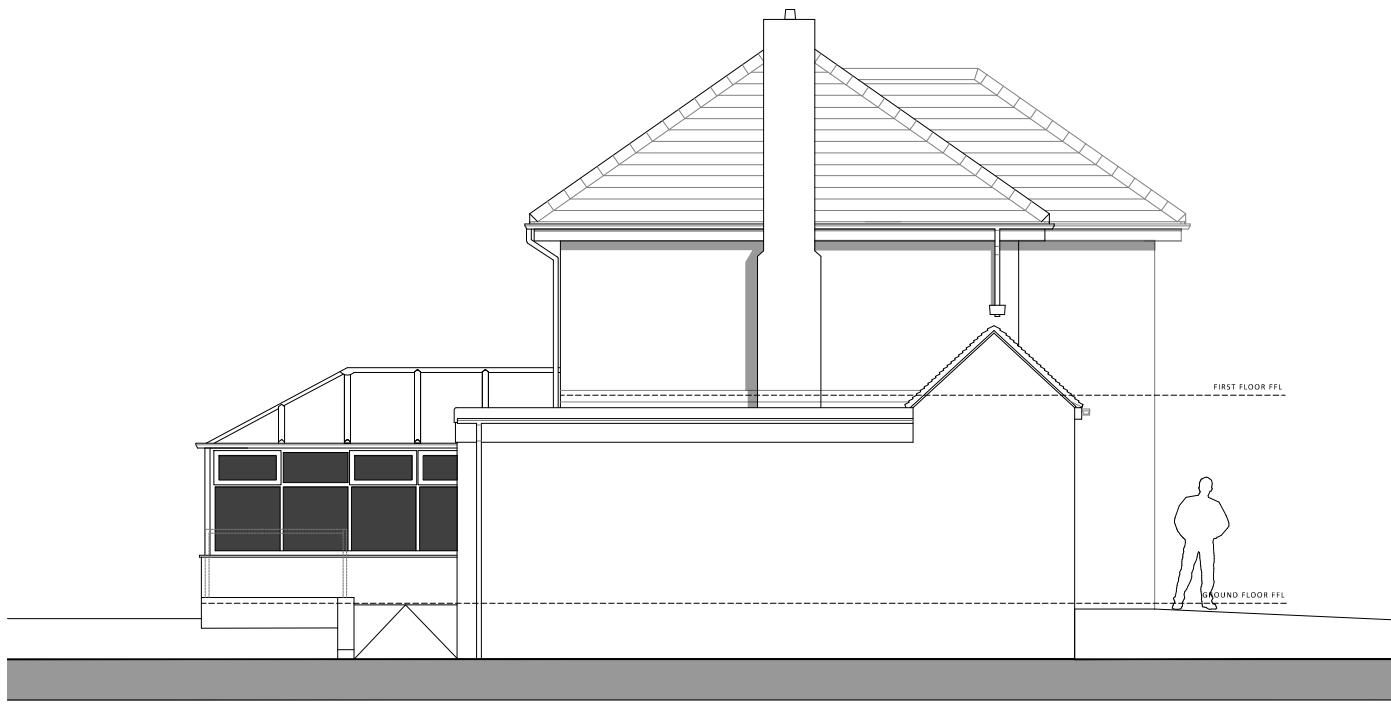
Scale 1:100



| Rev | Description | By | Chk | Date |
|-----|---|----|-----|------|
| | Project No: 1917 Scale @ A3 1:100 Date: 01/10/2019 Drawn: TC Status: PLANNING Drawing No: 1917(08)05 | | | |



Rear Elevation (North facing)



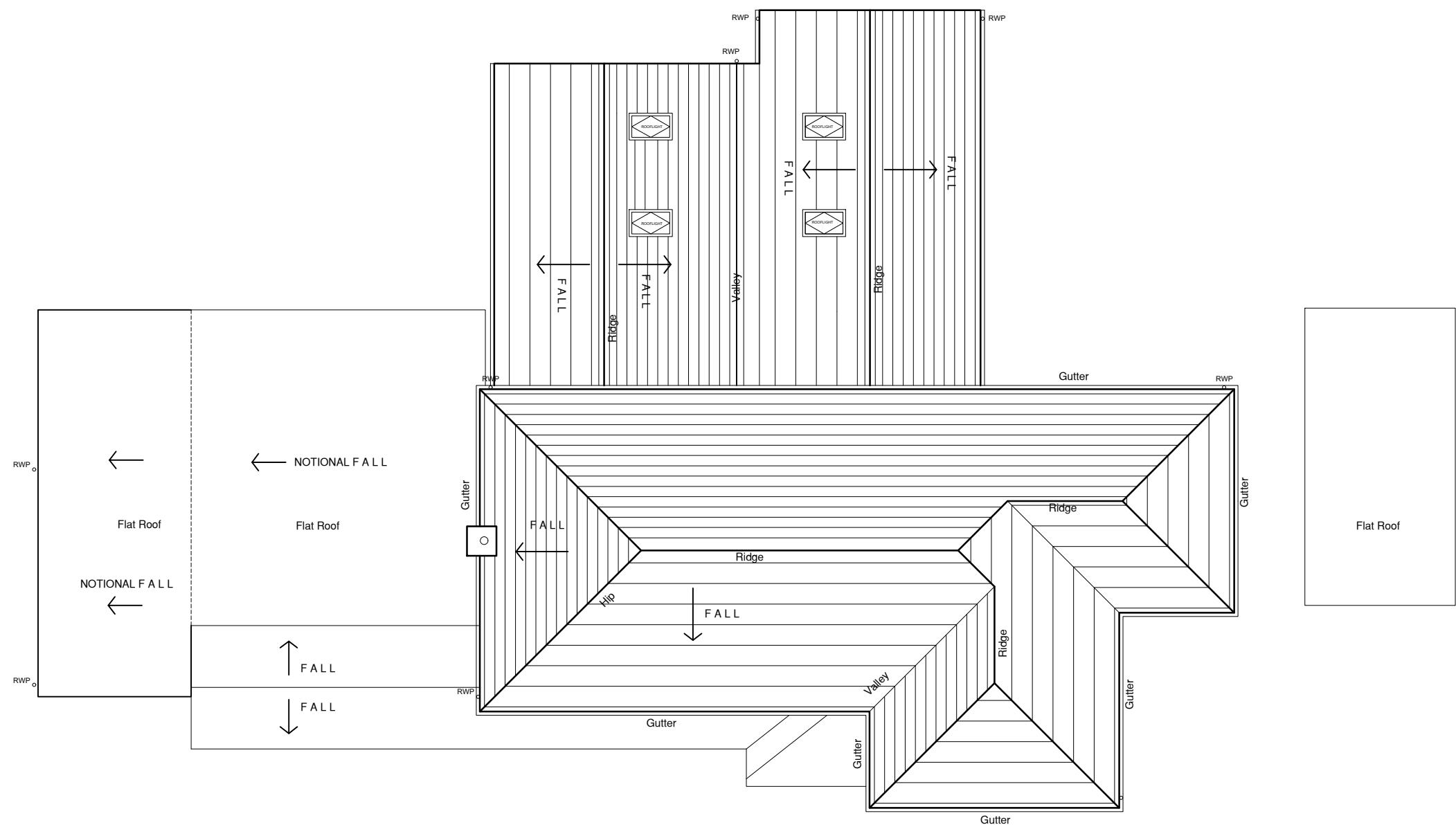
Side Elevation (West facing)



Side Elevation (East facing)

Scale 1:100





Roof Plan

Scale 1:100

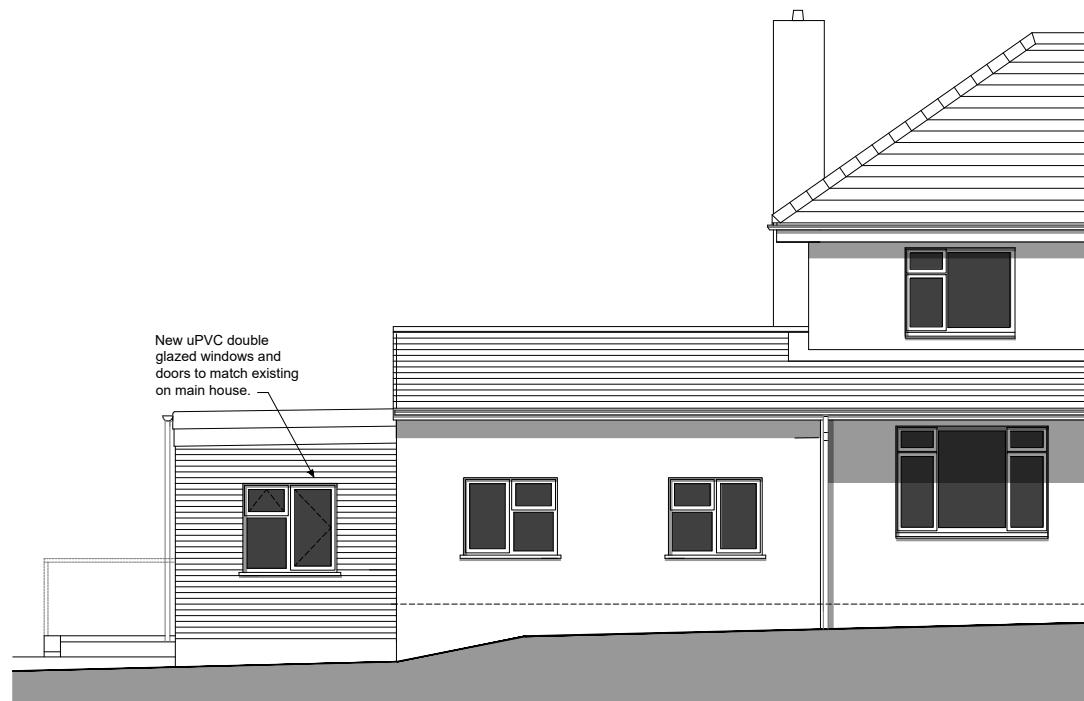


A. Side extension added. Rear extension increased in depth TC 01/04/22

| Rev | Description | By | Chk | Date |
|------------|---|----|-----|------|
| 1917(08)09 | Project No: 1917 Scale @ A3 1:100 Date: 01/10/2019 Drawn: TC Status: PLANNING Drawing No: 1917(08)09 | | | A |



Rear Elevation (North facing)



Part Front Elevation (South facing)



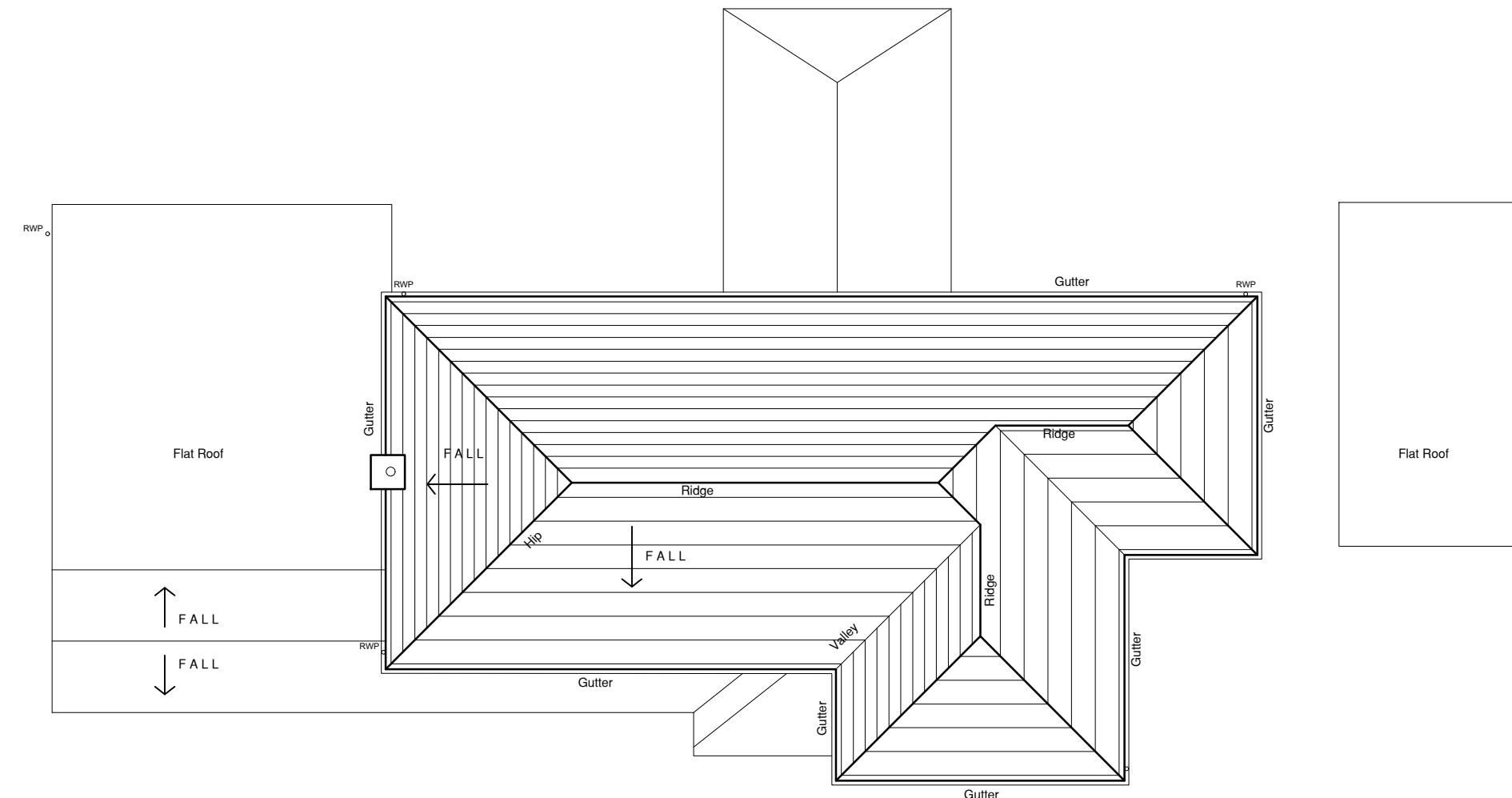
Side Elevation (East facing)

Scale 1:100



Side Elevation (West facing)

| Rev | Description | By | Chk | Date |
|-----|---|----|-----|----------|
| A | Side extension added. Rear extension increased in depth | TC | | 01/04/22 |



Roof Plan

Scale 1:100



| Rev | Description | By | Chk | Date |
|------------------|------------------|------------------|-----|------|
| Project No: 1917 | Scale @ A3 1:100 | Date: 01/10/2019 | | |

If you have any questions, or would like advice regarding any of our services,
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