

Planning Statement

Property Address: 5 McCraes Walk, Wargrave, Reading, RG10 8LN

Application Type: Householder Planning Application

Proposed Development: Addition of a second storey over the existing single-storey rear extension and the construction of a rear dormer.

1. Introduction

This Planning Statement is submitted in support of a Householder Planning Application at the above property. It sets out the site context, details of the proposed development, and an assessment of how the scheme accords with relevant national and local planning policy.

2. Site and Surroundings

The application property is a detached two-storey dwelling located within the administrative boundary of **Reading Borough Council**.

The surrounding area is predominantly residential in character, comprising a mix of detached, semi-detached and terraced properties of varying age and style. The host dwelling is positioned within a residential street and benefits from an existing single-storey rear extension and loft accommodation.

3. Proposed Development

The proposal seeks planning permission for:

- The addition of a **second storey above the existing single-storey rear extension**, and
- The construction of a **rear dormer** to create additional accommodation at loft level.

Key dimensions:

- The second-storey rear extension projects approx. **3.7m** from the original rear wall and is **2.3m** wide, finished with a pitched roof to match the host dwelling.
- The dormer is set to the rear roof slope, designed with appropriate materials and scale to remain subservient to the host dwelling.

Both elements are designed in keeping with the proportions, form, and appearance of the existing property and surrounding area, while providing the applicant with improved internal accommodation.

4. Planning Policy Context

The proposal has been reviewed in light of the following policy framework:

- **National Planning Policy Framework (NPPF):** The development meets the requirements for high-quality design, sustainable development, and respect for local context.
- **Reading Borough Local Plan (Adopted November 2019):** The Local Plan sets out policies for development in Reading to 2036 and is the main basis for decisions. Relevant policies include:
 - **H9** – Housing Extensions and Ancillary Accommodation
 - **CC2** – Sustainable Design and Construction
 - **CC3** – Adaptation to Climate Change
 - **CC7** – Design and the Public Realm
 - **CC8** – Safeguarding Amenity
 - **EN12** – Biodiversity and the Green Network
 - **EN14** – Trees, Hedges and Woodlands
 - **H10** – Private and Communal Outdoor Space
 - **TR3** – Access, Traffic, and Highway-Related Matters
 - **TR5** – Car and Cycle Parking and Electric Vehicle Charging
- **Design Guide to House Extensions SPD (Adopted March 2021):** This Supplementary Planning Document supports the Local Plan housing extension policies (particularly H9), providing detailed guidance on design, proportions, materials, and neighbour impact. It is a material consideration in planning decisions.

5. Design & Impact Assessment

- **Scale & Design:** The rear extension and dormer are modest in scale relative to the host dwelling, with roof form and materials chosen to complement the existing house. The proposal is proportionate and visually coherent.
- **Neighbour Amenity:** The extension and dormer have been designed to avoid unacceptable loss of light, outlook, or privacy for neighbouring occupiers. Separation distances and boundary treatments ensure no material harm arises.
- **Character of Area:** The proposal integrates with the dwelling and respects the wider residential character. Similar extensions and dormers are present locally, and the scheme will not appear out of place.
- **Sustainability:** The works improve the long-term functionality of the dwelling, enabling the property to meet the changing needs of the household.

6. Conclusion

The proposed second-storey rear extension and rear dormer represent a proportionate and sensitively designed addition to the property. The scheme accords with the principles of the

NPPF and relevant Local Plan policies, safeguarding neighbour amenity and respecting local character.

Accordingly, it is respectfully requested that planning permission be granted.

7. Supporting Drawings

The following drawings accompany this application:

- 001 – Location Plan (PME17591-001-RevA)
- 002 – Site Plan (PME17591-002-RevA)
- 005 – Existing Ground Floor Plan (PME17591-05-RevA)
- 006 – Existing First Floor Plan (PME17591-06-RevA)
- 007 – Existing Loft Plan (PME17591-07-RevA)
- 010 – Existing Front Elevation (PME17591-10-RevA)
- 011 – Existing Rear Elevation (PME17591-11-RevA)
- 012 – Existing Side Elevations (PME17591-12-RevB)
- 021 – Proposed First Floor Plan (PME17591-21-RevA)
- 022 – Proposed Loft Plan (PME17591-22-RevA)
- 030 – Proposed Front Elevation (PME17591-30-RevA)
- 031 – Proposed Rear Elevation (PME17591-31-RevA)
- 032 – Proposed Side Elevations (PME17591-32-RevC)