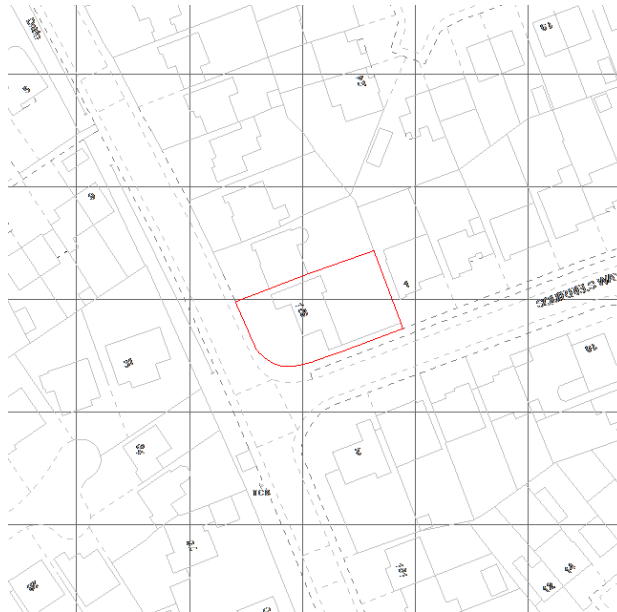


THE MARKET DESIGN & BUILD



Planning statement
for
Ground floor rear and side extension
at
159 Beech Lane, Earley, RG6 5QE

Location Plan- Site in Red



Introduction



Satellite image for 159 Beech lane

This is a planning application for the ***erection of a ground-floor rear and side extension*** at an 1970's corner detached house at 159 Beech Lane, Earley, RG6 5QE. The Beech Lane is characterized by a mix of dwelling types including older style , detached, semi-detached dwellings all located on a good-sized plot.



Front and rear images for 159 Beech lane

Planning Policies

For Rear extensions:

Rear extensions

The primary consideration is impact upon neighbours.

Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary.

The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

For Side extensions:

For properties in formal suburbia, whether detached, semi-detached or short terraces, the rhythm of buildings and the gaps between them along the street frontage is often important to the character of the area. Side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary.

A gap should be retained between the building and the site boundary and this should be a minimum of 1m in width.

We have followed the specific guidelines regarding the rear and side extension as given in the 'Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012'

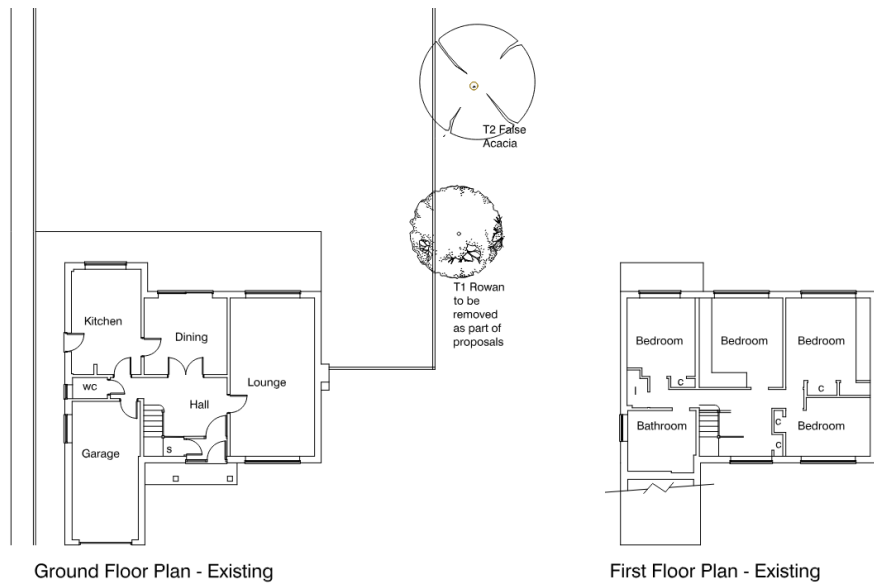
Planning precedents

1.16 Squirrels Way Earley RG6 5QT

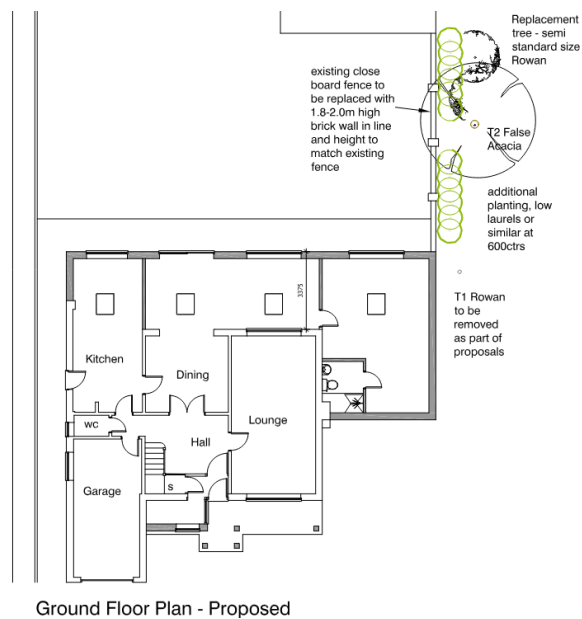
Application ref.: 163386

Decision date : 17 February 2017

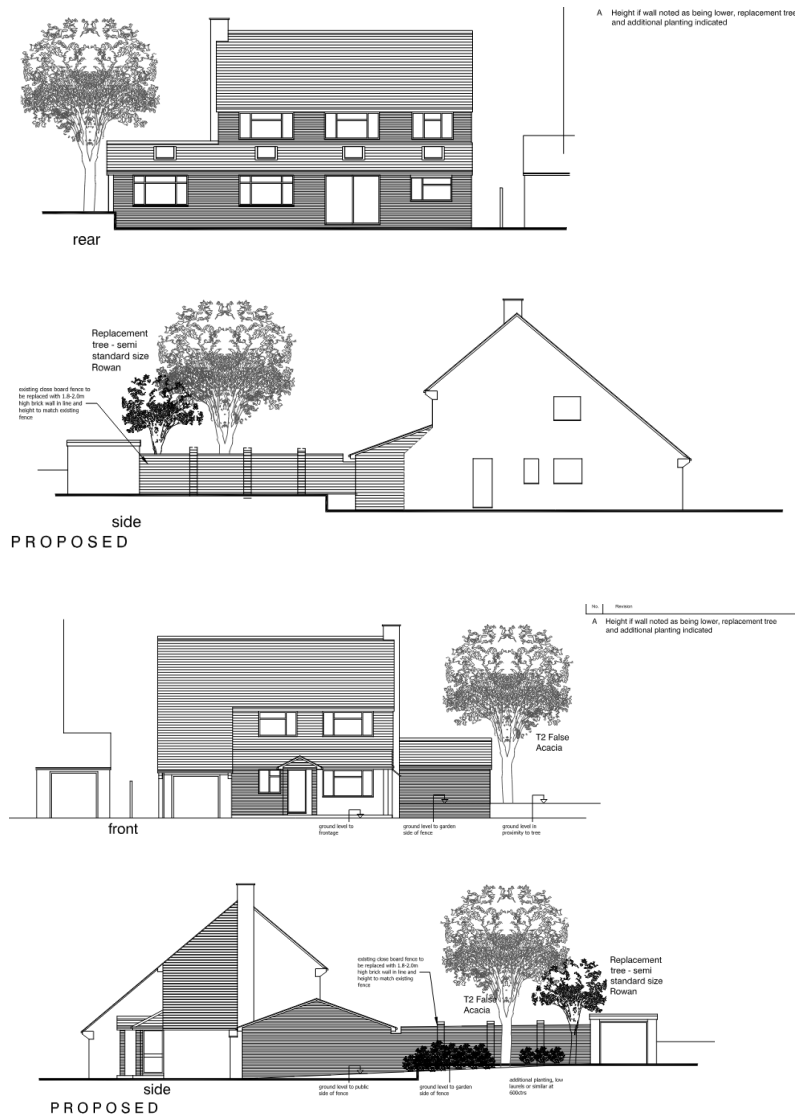
Householder planning permission granted for proposed alterations and extension to front entrance porch, single storey side and rear ground floor extensions, replacement of boundary fence with 1.8 metre high brick wall with piers and removal of existing TPO tree.



Existing ground floor plan for 16 Squirrels Way



Proposed ground floor plan for 16 Squirrels Way



Proposed elevations for 16 Squirrels Way

Privacy

As there are no significant external changes (except new obscured windows) on the northwest side, the privacy of the neighbours at no.157 will not be affected. The proposal seeks to have windows and doors openings looking into the garden.

Materials

The existing external wall materials includes brick finished walls all over with some part on the front first floor with tile finish and the proposed ground floor rear and side extension walls will match the existing brick walls of the dwelling house. The new openings and windows will use the same materials and colours as the existing openings and windows.

Access

No changes to access to the site .

Summary

We believe that proposal shows a strong consideration for exiting building and surrounding site. We believe we have achieved our aim to deliver a design that improved and enhances the existing family home by providing more modern use of space that demonstrates its importance. We are hope the council and neighbours will acknowledge our attempt to be considerate to the character of the neighbourhood.