

TOWN & COUNTRY PLANNING ACT 1990

MR & MRS BROADBENT

PLANNING STATEMENT

**3 BYEWAYS CLOSE
KNOWLE HILL
READING
RG10 9YL**

Construction of a 8m deep single storey rear extension

Application under Class A.1 (g) for prior approval

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1. INTRODUCTION

- 1.1 This statement is submitted in support of an application under Class A.1(g) of the GPDO for prior approval for the '*Construction of a 8m deep single storey rear extension*'.
- 1.2 Class A.1(g) allows for the enlargement of a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, where the enlarged part of the dwellinghouse would have a single storey subject to the following -
- (i) *Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse; or*
- (ii) *Exceed 4 metres in height.*
- 1.3 A.4 sets down the relevant conditions which are described in further detail at chapter 3 of this statement. The application is accompanied by the following:
- Planning Statement (Davis Planning Ltd) – see below
 - Plans and Elevations (Twenty-20 Architecture)
- 1.4 The statement is divided into 3 main sections dealing with the following issues:
- Site Description
 - Assessment under paragraph A.1(g)
 - Assessment of Conditions under paragraph A.4
 - Summary and Conclusion

2 SITE DESCRIPTION

- 2.1 The application site comprises of a single storey detached bungalow with a pitched roof located within a small cul-de-sac of 5 dwellings in Knowl Hill. The site is within the administrative area of Wokingham Borough Council, with No 1 Byeways Close being split between this Council and the neighbouring authority, the Royal Borough of Windsor & Maidenhead.
- 2.2 The site and surrounding area are within land defined as Green Belt in the adopted Local Plan Proposals Map. The dwelling is not statutorily listed and the site is not within a conservation area.
- 2.3 There is no planning history relating to the site although there appears to be a small rear extension constructed behind the property which is likely to have been constructed under the property's permitted development rights many years ago.
- 2.4 The property, along with Byeways Close itself, dates from circa 1960.

3 ASSESSMENT UNDER PARAGRAPH A.1(g)

- 3.1 Paragraph A.1(g) sets out the details of development that is not permitted under Class A of the GPDO. These are set out below together with a response to each confirming that there is no conflict:

(i) Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse.

Response: The extension will not extend by more than 8m beyond the rear wall of the original dwellinghouse. An existing single storey rear extension will be demolished.

(ii) Exceed 4 metres in height.

Response: The extension will not exceed 4m.

The site is not located on Article 2(3) land (i.e. listed building, AONB, National Park etc) and is not on a site that is within a Site of Special Scientific Interest.

4 ASSESSMENT OF CONDITIONS UNDER PARAGRAPH A.4

- 4.1 Paragraph A.4 states that the following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g). These are set out below:

(2) Before beginning the development, the developer must provide the following information to the local planning authority -

(a) a written description of the proposed development including –

- i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse – **The enlarged part of the dwellinghouse will extend by 8 metres beyond the original dwellinghouse***
- ii) the maximum height of the enlarged part of the dwellinghouse – **The enlarged part of the dwellinghouse will have a maximum height of 2.651 metres.***
- iii) the height of the eaves of the enlarged part of the dwellinghouse – **The height of the eaves of the enlarged part of the dwellinghouse will be 2.651.***
- iv) where the enlarged part will be joined to an existing enlargement (i) to (iii) must be provided in respect of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined) – **The existing enlargement to the dwellinghouse will be completely removed and the 8 metre***

deep extension will be attached to the original rear wall of the dwellinghouse.

(b) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined; See plans 200 Rev.A and 210 Rev.A.

(c) the address of any adjoining premises;

2 Byeways Close, Knowl Hill, Reading, RG10 9YL

4 Byeways Close, Knowl Hill, Reading, RG10 9YL

The New Inn, 88 Bath Road, Knowl Hill, Reading, RG10 9UU

(d) the developer's contact address -

Mr & Mrs Broadbent, 'Langside', New Road, Bourne End, Bucks., SL5 5BY

(e) the developer's email address -

abroadbent@talk21.com

Together with the required fee – Settled online via the Planning Portal

5 SUMMARY AND CONCLUSIONS

5.1 The proposal is for the construction of a 8m deep single storey rear extension as a Prior Approval submission. It should be approved for the following reasons:

- i) The application is accompanied by all of the information/conditions applied under paragraph A.4;
- ii) The proposed development does not conflict with any of the criteria set out under paragraph A.1 (g).