



PLANNING STATEMENT for
A HOUSEHOLDER PLANNING APPLICATION at

32 SQUIRRELS WAY

EARLEY

READING

RG6 5QT

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Report Prepared by	iPlans
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1. Introduction

1.1 iPlans has been instructed by Rajat Ahluwalia to submit a householder planning application for a porch, part single, part two storey/first floor side extension, garage conversion and single storey rear extension.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 32 Squirrels Way, Earley, Reading, RG6 5QT accommodates a detached property.

2.2 The photographs below show the front and rear elevations of the dwellinghouse.



2.3 The property façade is brick, and the fenestrations are uPVC.

3. The Proposal

3.1 This householder planning application is for a porch, part single, part two storey/first floor side extension, garage conversion and single storey rear extension.

3.2 The building has a covered entrance way that adjoins the garage. The proposed porch will enclose this area. There will be a door to the front elevation. The existing flat roof will change from flat to mono pitched. This will extend over the converted garage.

3.3 The side extension will adjoin the rear of the converted garage and connect with the proposed single storey rear extension. The first-floor side element will be stepped back from the front building line by 500mm. It will align with the rear building line of the dwellinghouse. There will be a window to the front elevation and a window to the rear elevation. The hipped roof with side gable end will have the same eaves and ridge height as the main roof.

3.4 As mentioned above, it is proposed to convert the garage. The garage door will be replaced with a window. There are 3x parking spaces on the existing paved driveway.

3.5 The proposed single storey rear extension will measure 4000mm deep and will adjoin with the side extension. It will have a mono-pitched roof with 3x rooflights. There will be a double door and 2x window to the rear elevation.

3.6 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Vehicles and construction activity can be accommodated down Squirrels Way without affecting the traffic flow.

3.7 Waste from the site will be removed by skips with the appropriate street licences.

3.8 Hours of operation will be in accordance with the good contractors scheme.

4. Relevant Planning Policy

4.1 The Core Strategy, Managing Development Delivery Local Plan. Technical Note and Borough Design Guide has been consulted as part of this application.

4.2 Policy CP3 of the Core Strategy states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining occupiers.

4.3 Policy CC04 of the Managing Development Delivery Local Plan states that planning permission will only be granted for proposals that seek to deliver high quality sustainable design. All development including alterations and extension shall incorporate suitable waste management facilities including on site recycling.

4.4 In the technical note, it states that whilst there is no legal right to light under planning law, the council may use the 25 degree and 45-degree tests to consider the impact of a proposed development on a neighbour's amenities.

4.5 The Borough Design Guide states that alterations and extensions should be well designed and respond positively to the original building. They should contribute positively to the local character and relate well to neighbouring properties. Alterations or extensions should be clearly subservient to the form and scale of the original building in most situations, although there may be exceptions where it is more appropriate to design a seamless continuation. The design of the proposed extension must be well considered and should complement the existing building, either by adopting its style, or by a carefully considered contrast. Rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. Maximum eaves and ridge height should be no more than those of the existing property. The side walls of extensions must not contain windows especially at first floor level. The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary. The primary considerations for side extensions are impact upon neighbourhood and upon street scene and local character. A gap should be retained between the building and the side boundary and this should be a minimum of 1m in width. Side extensions should not generally project forward of the building line on the street frontages. 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. Front extensions and porches are generally only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line. Front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line. Porches should generally project less than 2m forward of the building line. Where a garage is to be converted into a room, the parking space will need to be replaced.

5. Conclusion

5.1 This householder application is for a porch, part single, part two storey/first floor side extension, garage conversion and single storey rear extension.

5.2 The proposed porch will have the same footprint as the existing enclosed area. There are examples of enclosed porch at 30 and 28 Squirrels Way.

5.3 The first-floor side extension is set back from the front building line. The gap to the right boundary is maintained and will not appear overbearing. 30 Squirrels Way has the same roof design as proposed.

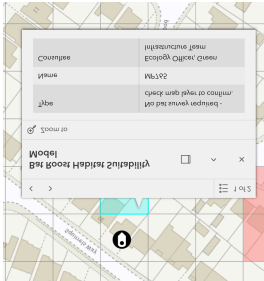
5.4 The proposed rear extension is of a depth that adheres to policy guidelines. It will not have significant impact to the neighbouring amenity levels in terms of impacting daylight or sunlight to a habitable room.

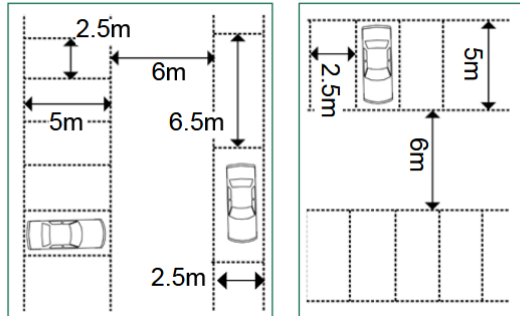
5.5 The proposed work will increase the number of bedrooms from 3 to 5. The property has a driveway that can accommodate 3-parking spaces without impact the highway.

5.6 The materials used will match with materials of the dwelling house.

5.7 I therefore would hope you consider this application for approval.

6. Validation Requirements

What document is required	When is the document required	
Arboricultural Assessment	Development would have an impact on trees within or adjacent to the site	☐
Bat Survey	Site is within suitable bat roosting area and development includes works to roof or demolition	☐ N/A 
CIL Additional Information Form	All applications	☒
Daylight/ Sunlight Assessment	Development would impact daylight/ sunlight levels of adjoining properties	☐
Great Crested Newt Statement	Site is within red or amber risk zone AND within 50m of a known pond	☐ Site is within amber zone but not within 50m of Maiden Erlegh Local Nature Reserve
Heritage Statement	Site is within a designated heritage	☐ N/A

	asset or includes designated heritage assets of any scale	
Land Contamination Assessment	Site is know or suspected to be contaminated	☐ N/A
Plans – Existing and Proposed Elevation	All applications	☒
Plans – Existing and Proposed Floor	All applications	☒
Plans – Parking Provision (this can be shown separately on the site plan if necessary)	Development would result in the loss of existing parking provision or an increase in the number of habitable rooms in a property	☒  Figure 6.3: Size of parking spaces for perpendicular and parallel parking (Wokingham's Parking Standards Study)
Plan - site	All applications	☒
Site Specific Flood Risk Assessment	Required for development proposals of 1 hectare or greater area in flood zone 1 and for all proposals for new development, including household or small commercial extensions in flood zones 1, 3a and 3b as designated by the Environment Agency	☐ The government flood map shows very low risk of surface water flooding or flooding from rivers and the sea
Volume Calculations	Site is within the Green Belt.	☐ N/A

	Site is within designated countryside and development is for two storeys in scale or new outbuilding	
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