

Design Statement for proposed garage conversion, & replacement of existing flat roof front extension with full width pitched roof front extension at 2 Odiham Avenue, Reading, RG4 6PU

Existing house & amenities

Odiham Avenue is a residential cul-de-sac in Caversham, Reading, which is characterised by semi-detached 1960s properties with flat roofed entrance & garage ground floor areas projecting forward of the main elevation. The same house types can be found across adjacent roads.

A number of these properties have had alterations carried out to them: replacement of the flat roof with a pitched roof and/or additional ground floor infill extensions to the same depth as the garage, often with a pitched roof running across the full width of the property.

The proposal for No2 Odiham Avenue is to replace the existing flat roof entrance & garage area with a full width pitched-roof extension to the same depth as the existing garage/No1's existing extension. The new height and pitch of the roof will be a continuation of the existing pitched-roof at adjoining No1.

Car parking arrangements

The current garage is too narrow to fit a modern car and has not been in use other than for storage. The planning assessment for No 6 Odiham Avenue, Application No 05/01115, confirms that there are no restrictions that prevents applicants from converting their garages.

The applicants are currently managing to park 2 cars on their drive. The proposed infill extension will have no negative impact on the available usable space for car parking. The proposal includes the refurbishment of the driveway area with permeable paving.

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