

Introduction

The Applicant seeks planning approval for the demolition of a single storey extension to the rear, and the construction of a replacement rear extension of three storeys, and two single storey extensions at ground floor level.

Planning History

Reading Borough Council confirm there is no planning history held on record for No.6. No.6 The Mount is the middle of three buildings forming a group on the North Side of the road. This group (No.s 4,6 & 8) appear as the only properties on The Mount on an Ordnance Survey publication dated 1910. All three properties are thought to be originally built as three storeys.

No.4 The Mount has sympathetic single storey rear extensions, with a two-storey outbuilding. No.6 The Mount has had internal alterations over a period of time, with extensions to the side and rear to enlarge the ground floor area. No.8 The Mount appears larger with a three-storey rear gable to the North extending to approx. 14.7m.

Design Principles

The Applicant has a requirement for an open plan kitchen/breakfast room and a larger master bedroom. The existing second floor comprises of two bedrooms, a store and an area holding water tanks. This application also sees the enlarging of Bedroom 4 to form a suitably sized home office.

The existing rear elevation to the main house has a single window to the master en-suite and no other rear aspect overlooking the private garden to the rear. This proposal opens views to the garden without overlooking the neighboring gardens.

The proposed rear gable end is a sympathetic addition that sees vernacular design seen within The Mount and wider Caversham Heights area.

The 2No. proposed rear extensions (with roof lanterns) allow additional floor space for the reception area, which will be used as a breakfast room. A lantern in each affords additional light and, combined with the modern metal sheet finish, appears as a modern addition to the building.

The proposed three-storey rear extension is set back 1m from the side elevations. The ridge of the roof is set down 400mm less than the main house front ridge. The upper level is finished in roughcast render, with the gable end detailed as an exposed timber frame which is to be painted white to match the existing third storey detail.

Layout

The majority of the layout and configuration of the property remains the same. The three storey extension sees the master bedroom (first floor) moved to allow for a dressing room, and at second floor level, Bedroom 4 is extended. All layouts are demonstrated at scale 1:50 on A3 Sheets.

Scale

The proposed three-storey extension is comparable with the existing house and its surroundings, and will not impact the group of three properties.

Amount - New Gross Internal Area = 95m² (No liability for CIL)

To Demolish
Single Storey extensions - GIA - 26m²

To Construct
3 Storey extension with 2No. single storey extensions
Ground Floor - GIA - 60m²
First Floor - GIA - 37m²
Second Floor - GIA - 24m²

Landscaping

Minimal landscaping is required. See submitted Site Plan 6TM-05 which demonstrates the adjusted garden area.

Access

Vehicular access will not be affected. An additional off-road parking space has been added to the right hand side of the property.

Conclusion

The proposals constitute an improvement to the house. They are proportionate to the existing dwelling and neighboring property, all within the rear building line of the defined group of 3 properties.