

115 Callington Road, Reading RG2 7QF

Proposed double-storey side and part single/part double storey rear extension to existing property following demolition of existing conservatory.

The following local planning policy guidance were referred:

Reading Borough Council Local Plan November 2019:

- H9: House Extensions and Ancillary Accommodation
- H10: Private and Communal Outdoor Space
- CC8: Safeguarding Amenity

Reading Borough Council Design Guide to House Extensions SPD March 2021

The proposed side element of the extension has a small setback from the existing front façade and set down on the roof ridge, which will create a subservience effect.

The upper storey rear extension would not encroach the 45-degree line from the centre of habitable room at neighbouring properties.

The proposed side windows will be of obscure glazing. In addition, the ground floor side windows are at high level, for the purpose of letting in natural light into the hallway and store/coat room. The first floor side window is for the new bathroom, with opening section above 1.7m from finished floor level.

The single-storey element of the rear extension is 4.0m which is the existing extend of the conservatory (to be demolished). The proposal will be have a slightly larger footprint on the sides. Overall, the proposal will not have much impact on the existing rear garden space.

The proposal will be using matching external material to the existing house. The overall design of the proposal in term of external finishes, design, bulk and typology is in-keeping with the streetscene and respectful of its immediate surrounding.

In addition, the proposal mimic vey much the extension of a similar type property at 85 Callington Road (Planning application 140536, granted 12 June 2014).
