

Planning Statement

Application for Householder Planning Permission

2020.26
44 Priest Hill

The house is a three-storey semi-detached Edwardian home in Caversham Heights. It sits amongst a variety of different houses in the street scene dating to the same period. The local authority maps do not identify any specific designations on the site.

The house has been previously extended in a piecemeal way to the rear with flat roofed extensions having been added to the rear addition. The proposals are to replace the existing extension with a new single open plan space more relevant to modern day living.



Rear of property showing existing extension



Materials will be facing brickwork to match existing, slate roof to match existing and the new side window to be white to match those on the main house. The new rear extension to have a fully glazed gable with black frames, and black barge board. The roof pitch of the new extension will match that of the rear addition such that the rear elevation is aesthetically coherent as a gable and a half.

As the adjoining property is to the south and the matching rear addition retained as part of the proposal, it will have little impact on the neighbours at 42 Priest Hill in terms their amenity, overlooking or overshadowing. The property at 46 Priest Hill is on a higher level, and as such the impact is less significant due to this level change between the properties. A previous application was granted for a similar footprint, which retained the existing extension and utilised a flat roof. With a gable roof, the eaves are at a lower level along this north side of the boundary.



Pitched roof section of rear addition adjoined with 42 Priest Hill to be retained



Boundary between 44 and 46 Priest Hill showing level difference between properties

There are some TPO trees in the front of the garden between 44 and 46 Priest Hill, whilst these are not within the immediate vicinity of the proposed extension, it is acknowledged that construction activities could pose a risk to them. As such it is intended that all parking and materials storage is kept to existing hardstanding areas in order to avoid soil compaction and damage to the tree's root area.



Trees at property entrance (T1 and T2)



Tree and hedge to front garden (T4 and H1)