

Planning Statement

Application for Householder Planning Permission

2020.18
141 Upper Woodcote Road

The house is a four-bedroom detached home in Caversham Heights, built circa 1930. It sits amongst a variety of styles of detached houses along the road. The property is set back from the road, the frontages of the neighbouring houses are staggered. At the rear of the houses the property at 139 sits further back, whilst the property at 143 is on the same alignment. The existing house has a painted roughcast render top section, facing brickwork to the lower part, white PVC windows and a clay tile roof.

The local authority maps do not identify any specific designations on the site.



Image 1. Existing property rear elevation

The client wishes to extend the property with a two-storey rear extension to create a larger kitchen and dining space to the rear as well as creating 4 equal large bedrooms upstairs, with the current smallest bedroom becoming a study. A similar scheme previously gained consent in 2007, application reference 050684.

There are trees within proximity to the house in the rear garden of number 143. These lime trees have been previously pollarded and are due to be re-pollarded by agreement with the neighbour in the coming months.

Materials for the extension will be facing brickwork and clay tile roof to match existing with new white windows in a simpler style. The west chimney stack to be removed in its entirety to enable the new layout of the first floor. The proposals include a new store to the west elevation which will sit behind the existing car port. The proposals also include relocating the front door to the outside building line to omit the existing inset porch.

The property is more than 200m from both water and woodland, as such it is deemed that a bats are unlikely to present and an initial bat survey is not submitted at this time.

Site Photographs



Image 2. Photograph from rear showing west boundary, property at 143 Upper Woodcote Road and lime trees prior to re-pollarding



Image 3. Photograph from rear showing east boundary and house at 139 Upper Woodcote Road



Image 4 and 5. Photographs showing extent of existing hard surfacing
