

Planning Statement

Application for Householder Planning Permission

2020.20
1A Richmond Road

The house is a four-bedroom detached home in Caversham Heights, built circa 2008. It sits amongst a variety of different houses in the street scene and to north east some open space where a substation and parking for flats is situated. The local authority maps do not identify any specific designations on the site.



Image 1. Existing property

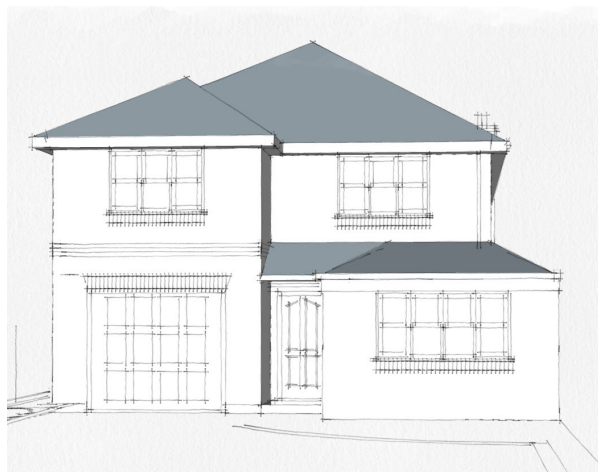


Image 2. Proposed front/side extension

The house has not been previously altered. The client wishes to extend the property to create more living space for the family. The property has a deep plan with the existing living accommodation north facing to the rear. As such the proposal is for a front/side extension and internal alterations to the layout. This will replace the existing study with a family living room that can benefit from the sun. As well as for new side windows to bring additional daylight into the kitchen which is currently poorly lit.

Materials for the extension will be to match existing with new windows to be in keeping with the style of the existing windows.

The neighbouring property to the south west has some existing side windows, but these are located towards the front of the house, away from where the new kitchen and study window are proposed.

The proposals involve a partial garage conversion such that the garage will no longer be suitable for parking. There are two existing parking spaces upon the front driveway which will be retained.

Site Photographs



Image 3. Side elevation of neighbouring house

1A Richmond Road



Image 4. View from neighbouring carpark – trees and substation



Image 5. Front elevation, south west boundary



Image 6. Front elevation north east boundary



Image. 7 Rear elevation, north east boundary



Image 8. Rear elevation, south west boundary



Image 9. North east boundary from rear looking towards the road, showing alleyway adjacent.