



Planning Statement

Application for Householder Planning Permission

2020.09

16 Conisboro Avenue

The house is a three bedroom semi-detached 1930's home in Caversham Heights, it is of a typical style of its era. It sits amongst a variety of different houses in the street scene. The local authority maps do not identify and specific designations on the site.

The house has been previously extended in a piecemeal way to the rear. The proposals are to replace the existing extension and conservatory with a more modest extension which works better to integrate the spaces with the existing house. Materials will be to match existing and the replacement of windows throughout the property will unite the elements.

As the adjoining property to the north/west is already extended the proposals for the new extension will have little impact on the amenity, overlooking or overshadowing of the adjoining neighbour. To the south/east side, the proposals are to reinstate the rear access along the boundary, pulling the built form further away from the neighbour than at present.

Given that it is only the more modern extension which is to be removed, and location - more than 200m from both water and the nearest woodland (approx. 370m at Bugs Bottom), it is deemed that a bat survey is unlikely to be required for this application.
