

78 Knights Way

Planning Re-submission supporting information,

Previous withdrawn application has been revised to comments from Reading Borough Council planning officer bullet pointed below:

- The design is out of keeping with other properties along the street.
- It is overbearing in height and depth.
- The design and scale are out of keeping with the original house to the rear.

Proposed dormer size reduced to bring external wall back set within the existing roof, similarly the windows to the dormer have been scaled back to reflect the existing window openings on the rear elevation. These changes we believe are in line with the relevant planning policies.

- The windows are out of keeping with neighbouring properties and would not match the original property.

Grey windows are still proposed on the revised application, further review of the local neighbourhood has several examples of non-white windows to front elevations, including grey. These can be found on the same and adjacent roads listed below:

- 23 Stuart Close – All front elevation windows are grey
- Knights Way – Dark brown windows on No. 84
- Buckingham Drive
- Evesham Road
- Grove Road

We believe it is suitable to accommodate grey windows to the front elevation as the appearance of the neighbouring houses/streets have already developed away from white. Additionally, in our proposed design we plan on painting the brick coursing along the bottom of the property in the same grey to match the proposed windows, the existing painted bright red brick coursing is less in keeping with the surrounding neighbours than a subtle grey colour.

Furthermore, opposite No78 Knights Way and further along the street are plenty of examples of grey being used in the developing street scene: Roof tiles, single ply roof coverings, front doors and roof light windows.

- Incomplete elevations have been provided, there is a missing proposed side elevation, showing the proposed porch at the front of the house and extension to the rear.

West side elevation has been included

We hope our redesigned planning application reflects the points raised from the previous application and look forward to your decision.