

27th November 2018

FAO Chief Planning Officer
Planning Department
Reading Borough Council
Civic Offices
Bridge Street
Reading
Berks
RG1 2LU

Dear Sir/Madam

Re: Proposed two storey side extension at 3 Cawsam Gardens

I am pleased to enclose a revised planning application submission for number 3 Cawsam Gardens, following the withdrawal of application reference number 180396.

The Council's concerns are addressed here as follows;

1) Principle of development

The principle of development to extend the property is agreed with officers as the site is located in the settlement boundary. The proposal is subject to consideration of the effect of the development on the character and appearance of the property and area, and the impact on neighbouring residential amenity.

2) Character and appearance of property and area

The Council's Supplementary Planning Guidance - A Design Guide to House Extensions, highlights that two storey side extensions should normally be designed to be smaller in scale than the main house and this includes setting the proposed side extension back from the existing front elevation of the property and setting the proposal down from the main roof. Policy DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole.

This application has been reduced in scale, height, width and depth, in order to appear more subservient to the host dwelling and overcome the Council's previous concerns. The ridge is set well below that of the main property and the width is now clearly secondary to the width of the main house and would appear as a subservient addition in this respect.

The roof pitch however still matches the existing dwelling and the eaves are in line with the existing eaves to ensure a seamless integration.

A flat roof single storey addition to the scheme in application 180396 has been removed entirely. This addresses both the Council's concerns regarding the flat roof design, and also ensures that a gap remains to the side boundary with adjacent neighbour number 2. This reduces the visual effect of the development when viewed from Cawsam Gardens and retains a sense of spaciousness between the two properties. It also avoids any future appearance of terracing between number 3 and its neighbour at number 2.

The reduced depth is considerable, including a set back from the front elevation again to ensure a subservient appearance that allows the original width and form of the dwelling to be 'read' in architectural terms. This is a positive change from the earlier proposals where the development projected 1m forward of the existing front elevation. The set back from the front elevation also allows the original width of the pair of semi's to be 'read' and thus the appearance of numbers 3 and 4 would remain as a visually balanced pair.

The materials are proposed to match the host dwelling, ensuring a seamless visual integration.

As a result of the above changes, the proposal is considered to address officer concerns and now presents a visually more balanced and subservient addition to the host dwelling, whilst retaining a sense of spaciousness to side boundaries.

3) Neighbouring amenity

Policy DM4: Safeguarding Amenity of the Sites and Detailed Policies Document states that development will only be acceptable where it will not cause a significant detrimental impact to the living environment of neighbouring residents in terms of privacy and overlooking, access to sunlight and daylight and visual dominance and overbearing effects of a development.

The application has been revised in the following ways to overcome concerns regarding the effect of the development on neighbouring property number 2;

- a) The covered parking area at ground floor level has been opened up to the side with the development supported on pillars, rather than a solid flank side wall. This reduces the appearance of bulk and mass and therefore mitigates the effect on overbearing to number 2.
- b) The reduced depth of the extension has also been reduced and this further mitigates the effect on the neighbour regarding overbearing.
- c) The angled window for bedroom 3 ensures that the proposed development would not overlook the rear garden of number 2, and the applicant would be agreeable to a condition restricting the inclusion of further side or rear facing windows. The proposal also results in the removal of the existing first floor side facing bedroom window, and thus represents a benefit over the current situation, given that a bedroom is a habitable room. The effect on overlooking would be reduced as a result of the proposed scheme.

- d) Due to the angles between the properties, the proposal would not breach the 45 degree line from neighbouring windows such that the proposal would not result in an adverse loss of light effect.

For the above reasons the proposal is considered to overcome officer concerns regarding neighbouring amenity.

It is therefore respectfully requested that planning permission be granted.

Yours faithfully



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ET Planning