

Our Ref: TCG 6716-2
Your Ref:

19th December 2018

Reading Borough Council
Planning Department
Civic Offices
Bridge Street
Reading, RG1 2LU

For the attention of: Anthony Scholes

Sent by e-mail only: Anthony.scholes@reading.gov.uk

Dear Anthony

RE: APPLICATION No. 182037 – REPLACEMENT DWELLING AT 5 ST PETER'S AVENUE,
CAVERSHAM, READING RG4 7DD

Thank you for your e-mail dated 14th December 2018 regarding the above and the feedback on the scheme proposals. Having considered the contents, we are pleased to submit revised plans to acknowledge and act upon the points raised.

Gates and Piers

The revised plans show the vehicular entrance being repositioned 2.5m to the west, moving it away from the tree on the boundary with No. 3. Also, the proposed masonry gate piers have been removed in favour of timber gate posts, and the gate itself has been reduced in height by 0.3m. The combination of these amendments serve to ensure the proposals are suitably considerate of the tree.

The gates remain as a close boarded style rather than a 5 bar gate, as this is considered to be in keeping with other existing nearby examples:

No. 3 St Peters Avenue

A pair of 1.8m high close boarded gates



No. 8 St Peters Avenue

A double garage door projecting forward of the adjacent side boundary walling



No 8 St Peters Avenue

2m high wall and close boarded fence front boundary treatment including gate



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Streetscene

In conjunction with the amendments to the gate mentioned above, the proposed 1.2m timber sleeper boundary wall has been removed in favour of new hedge planting in order to provide a green frontage along St Peters Avenue.

House Design

The following amendments have been undertaken to the house design:

- A reduction in depth of 1m.
- A reduction in width of 0.6m
- A reduction in height of 0.8m
- A reduction in the width of the terrace of 3.7m
- A reduction in the height of the terrace by 0.55m
- The addition of a hipped end roof treatment rather than a gable end to the left hand side of the front elevation.

These amendments are considered to reduce the size of the dwelling in all directions and in doing so effectively address concerns with regard to bulk, scale, height and massing.

Overbearing in Relation to No. 3

The above amendments are all considered to address concerns raised in relation to the effect on No. 3, as follows:

- The reduction in width moves the proposed dwelling a further 0.6m away from the boundary to provide an improved separation of 2.6m. Given that No. 3 is built up to the boundary, this width is entirely accommodated with the application site.
- The property frontage position remains unchanged, and therefore the 1m reduction in depth serves to reduce the amount of rear overlap between the dwellings from 1.9m to 0.9m.
- The reduction in building height and the roof alteration to remove the front gable combine to effectively reduce the silhouette facing No. 3.
- The considerable reduction in width and height of the terrace serves to move this element completely away from the boundary. Consequently the acid edged glass screen shown previously has been omitted to further reduce any effect.

Materials

Details of the proposed materials are as follows:

Walls:	Monocouche render Colour – Antique White Cedral woodgrain lapped weatherboarding Colour - Grey	 
Roof:	Natural Slate	

With regard to the theme of the wider area, a recent tour of the vicinity confirms the materials are quite varied;

No. 1 St Peters Avenue

Brick walls

Plain tile roof



No. 3 St Peters Avenue

Brick walls

Interlocking tile roof



No. 5 St Peters Avenue

(The subject property)

Rendered walls

Interlocking tiled roof



No. 7 St Peters Avenue

Brick walls with feature stonework to garage.

Interlocking tile roof.



No. 9 St Peters Avenue

Rendered walls with feature plain tile hanging.

Plain tile roof.



No. 15 St Peters Avenue

(No. 13 St Peters Avenue – similar)

Brick walls with feature tile hanging

Interlocking tile roof



No. 6 St Peters Avenue

Brick walls

Interlocking tile roof



No. 10 St Peters Avenue

Brick and render walls

Interlocking tile roof



No. 12 St Peters Avenue

Brick and render walls

Interlocking tile roof



No. 14 St Peters Avenue

Brick and weatherboard walls

Interlocking tile roof



In consideration of the above, the proposed render and weatherboarding is not considered to be alien to the immediate area, as it is present on several existing properties.

Additional Plans

As requested, I have increased the scope of the location plan to show all existing dwellings within St Peters Avenue. I have also prepared existing and proposed 1:500 scale block plans in order to demonstrate that whilst the depth of the proposed dwelling is greater than the existing bungalow, it remains in reasonable alignment with the pattern of property in the wider area.

With regard to the streetscene drawing, given the established tree and hedge growth to the neighbouring property frontages it is difficult to obtain detailed information of the properties without trespassing. Hence the commissioning of a topographical survey upon which the detailed site plans are based firstly to confirm the site levels for the purposes of design, but also to allow adjacent building position and heights to be obtained accurately but remotely. In my view the main purpose of the streetscene drawing is to demonstrate the height and positioning of the proposals in relation to directly adjacent properties, and the application drawings achieve this.

Construction Traffic on St Peters Avenue

Whilst not an item relevant to Planning Policy, Mr and Mrs Marie have asked me to confirm that they will be mindful and respectful of all the rules and conventions associated with the use and access of the shared private road, and reassure their future neighbours accordingly.

I trust this is of interest and look forward to hearing from you in due course.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Tony Grover', written in a cursive style.

Tony Grover

Encs