

5, Eastern Avenue, Reading RG1 5RU
Householder - Extension (in a conservation area)

Proposal

Single storey side extension and small first floor extension to provide en-suite shower room to existing bedroom.

Features

An early 20th century semi-detached house mainly red brick with the front bay and porch accentuated with white render. Single storey structures to the rear in white render and a conservatory infill. Roofs are slate. All windows are white pvc replacements. To the front elevation they are recessed as original but remaining windows have been set to the front of the brick reveals in a more modern style. There are no major features affected by the proposals.

The garden is mainly to the side with a detached garage and also parking on a driveway to the side of the house.

Access

An additional access point will be created in the new extension directly to the dining room and also linking through to the kitchen. A new side gate will be provided from the front corner of the extension.

Scale/ Appearance

Ground floor extension – To improve daylighting to the existing dining room it is proposed to have a large roof lantern in a flat roof also maintaining the existing ceiling height of 2.6m. The lantern will be a low profile in black coated aluminium. A brick parapet is proposed with projecting sailing courses and brick coping to give a traditional appearance in matching red brick. This will mask the flat roof and rooflight. The extension is set back 3.2m from the main front elevation and projecting 2.81 m from the side wall, therefore, a very modest addition which has little impact on the street scene.

First floor extension – To be built over the existing single storey ground floor structure of which part is original plus a conservatory style infill. It is proposed to use a lightweight timber frame construction rendered and painted externally to match the existing rear wing of the property and a slate roof cut into the existing with two valleys. The extension is approximately 2.0m x 3.0m and as such is small in scale when compared to the main house. It is set 11.0m from the main front elevation. This will have very little impact on the existing character and appearance.