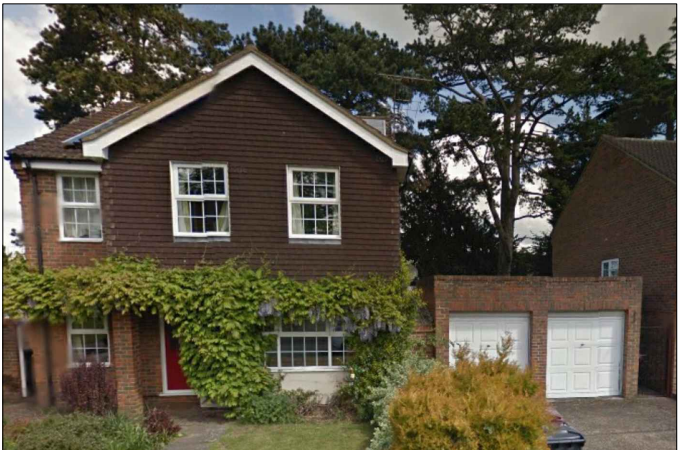




28 Allcroft Road, Reading RG1 5HH

PRE APPLICATION PLANNING ADVICE RESPONSE

6.0 Pre application advice summary:

- The principle for the extensions is considered acceptable subject to further design considerations to the front elevation.
- The extensions are not considered to result in harm to the amenities of the neighbouring properties and therefore accords with policy DM4 and DM9.
- Whereas the proposal would result in the loss of a garage, the retained driveway to the front would provide 2 parking spaces that are in accordance with the prevailing parking standards.

7.0 Pre application advice Design and appearance comments:

The proposal is for modern design with large glass expanse to the front and rear elevations. Whereas the rear element of the proposal would appear acceptable in the context of the existing flat roof extensions and a mixture of pitched/hipped roofs to nearby properties, the front elevational treatment would appear too modern within the context of the street scene. A planning application submission would need to be accompanied with street scene details to demonstrate how the modern design would enhance the character of the area.

Whilst design guidance requires extensions to be subservient in terms of lower ridge height, the proposed first floor side extension would match the existing ridge height, mirroring the extensions to number 26 Allcroft Road and thereby providing balance and symmetry to this pair of semi-detached dwellings. The first floor side extension would retain an acceptable separation distance of at least 1m from the side boundary with number 30 Allcroft Road.

8.0 Street scene details:

The photographs on the adjacent side of the page are taken along Allcroft Road as well as some of the adjoining roads. It can clearly be seen that there is no defining architectural style and that there is a multitude of different materials used as the main elevation treatments and most properties have two or more different facade treatment and feature areas.

A majority of the properties along Allcroft Road have had some kind of extension or external modernization creating varied and diverse styles.

This is a opportunity to create an extension of a high standard of design which will enhance the surrounding.



Simon Mack Architecture 3 Walton Avenue, Henley on Thames, Oxfordshire, RG9 1LA www.simonmackarchitecture.com t +44 (0)14 9157 1475		Client Mr and Mrs Trueman,	Drawings title Pre Application Planning Advice Design and access statement Sheet 2		
		Project 28 Allcroft Road Reading Rg1 5HH	Scale @ A3 1:100	Drawing No. 062 PA 004	Revision No. /
		RIBA stage 3 Developed Design			