

26 Woods Road

**CAVERSHAM
READING RG4 6NA**

PLANNING SUPPORTING STATEMENT

OCTOBER 2015

1. THE SITE:

- 1.1 The property is detached and located on the east end of Woods road, which is a private road, wholly residential in nature and to the east of Caversham village centre.
- 1.2 The existing house is a two storey brick building with roughcast render at ground floor, with tile hanging at first floor, and clay tiled roof on a rectangular plot and probably constructed in the 1960s. There is a detached single garage to the northwest side of the house, and set back from the rear building line which is to be removed as part of the proposal.
- 1.3 The house is setback some 5.5m from northern side boundary, and 8.5m from the west (Woods Road) the houses along Woods Road have an eclectic style with each one individual 26 is one of a few in the street that has not been significantly altered.

2. THE PROPOSAL

- 2.1 It is proposed to demolish the existing garage and to provide two storey extensions to both sides stepped back from the original building and to unify the existing rear extensions to form a 2 storey rear extension. The side extensions will incorporate ridge roof lanterns to bring light in to the center of the house. The rearward extension will incorporate new windows and bi-fold doors.

- 2.2 The main two storey extension would be of a similar feel to the existing building with the ridge heights maintained, the eaves heights will vary to add character. The extensions would be setback from the front building line so as to appear subservient to the main house, however it is recognized this is major extensions and renovations and would increase in the width of the house.
- 2.3 The proposal is to renovate the existing structure and remove the render from the ground floor and expose the brick work. The first floor is to be clad in timber boarding.
- 2.4 This is a relatively large site and given the relationship to adjoining properties it is considered that the works can be accommodated on the site comfortably and with little significant detriment to the amenities currently enjoyed by neighboring residents.

3 PLANNING HISTORY

- 3.1 There does not appear to be any relevant planning history associated with the property.

4 POLICY CONTEXT

- 4.1 The local plan context relevant to this application is made up of policies from the adopted Core Strategy Document (2008) and the Sites and Detailed Policies Document (2012). The following policies are considered most relevant to this application:
- 4.1.1 Policy CS7: Design and the Public Realm, requires that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.
- 4.1.2 Policy DM9: House Extensions and Ancillary Accommodation, requires that extensions to houses respect the character of the house and the area generally in terms of scale, location, materials and design, that they respect important existing building lines and do not present a large blank façade to public areas.

4.1.3 Policy DM4, Safeguarding amenity, seeks to ensure that new development does not cause significant detriment to existing living conditions for occupiers of new or existing residential properties.

4.1.4 The Design Guide to House Extensions (2003) is a 'saved' document and is also therefore relevant to this application.

4.2 POLICY APPRAISAL

4.2.1 Policy DM9 tends to expand upon to a large extent the guidance contained in the Core Strategy policy CS7 and it is considered here that the proposal complies with that guidance. The proposed extensions are considered here to be respectful of the character of the site and the surroundings and materials used would be appropriate to the context of the existing house and the local area. Furthermore, the proposals would generally maintain existing levels of landscaping over the site and the existing amount of private garden space would not be reduced significantly.

4.2.2 The extensions are of a subservient nature however the existing house is small resulting in large extensions. Where possible the Design Guide has been followed. The roof design is considered in keeping with adjacent properties and with the existing roof, it is not considered that the relatively low height of the extensions would appear as overbearing or unneighbourly.

4.2.3 The proposal would not result in a significant loss of rear garden space and would retain a distance in excess of 11m to the rear boundary where the property backs on to Lowfield Road. The majority of the garden is to the southeast in excess of 22m.

4.2.4 We are of the opinion that this is a proposal that is well considered in respect of its impact on neighbouring occupiers and one that respects the character of the host dwelling and the area more generally. The proposal is considered here to represent an appropriate design solution for the site and to the requirements of our client without appearing discordant in the streetscene and where appropriate setbacks and gaps between houses are maintained. We are also of the opinion that the scheme complies with local policy and guidance and we believe that this application can comfortably be supported by Officers.

October 2015