

177 PEPPARD ROAD

Response letter to email dated : Mar 12, 2024



The White Building, 33 King's
Road, Reading, RG1 3AR

RESPONSE LETTER

Dear MR. Chukwudi,

Re: Planning Application for 240129 177 Peppard Road Householder

Thank you for your detailed feedback and constructive comments regarding our application. We appreciate the opportunity to address and clarify your concerns about the proposed development at 177 Peppard Road. Our responses to your specific points are as follows:

1. **External Materials:** Regarding your request for details on the timber cladding intended for development, we would like to confirm that the proposed material is high-quality Lunawood or a similar approved product sourced from the reliable supplier Russwood. This cladding will be intricately detailed with a vertical batten style, incorporating shadow gap spacing and corner details, with soffit and fascia designed to match. This choice reflects our commitment to quality, durability, and aesthetic compatibility with the existing dwelling using a similar colour finish to the existing brickwork. Please refer to the enclosed example for a visual representation and further specifications.
2. **Depth of Rear Extension and Impact Assessment:** We have taken your concerns regarding the depth of the rear extension and its potential impact on the adjoining neighbours very seriously. In response, we conducted an in-depth sun study to assess the effect of the extension on neighbouring properties, particularly no. 175 and no.179 Peppard Road. This study has demonstrated that there is NO impact on the glazing/rear elevation of these properties and minimal impact on the shading of the rear garden only during the winter months, with NO impact for the remainder of the year. Given these findings and the scale of previously approved extensions in the vicinity: Application No. 910387 for No. 175 (5.5m single storey extension) and No. 030252 for No. 183 Peppard Road (6m single storey rear and side extension), we believe that the proposed extension's size and massing DO NOT adversely affect neighbouring properties. The comparative massing analysis with the double-story extension approved for No. 179 under application no. 150063 further supports our position that the proposed extension for No. 177 Peppard Road is reasonable and in line with local precedents.
3. **60-Degree Impact Assessment:** We have conducted a 60-degree impact assessment to evaluate the potential effects of the proposed development on adjoining properties. The results demonstrate that the proposed extension sits outside the 60-degree lines, indicating that the impact on neighbouring properties is within acceptable limits and adheres to planning guidelines. Please find enclosed the impact assessment on neighbouring properties.

This response addresses the concerns raised and demonstrates our commitment to ensuring that the proposed development is considerate of its context, neighbouring properties, and local planning standards. We are committed to engaging in constructive dialogue and are available for further discussions or clarifications.

Thank you for considering these matters. We look forward to your feedback and hope to move forward with the application in a manner that is satisfactory to all parties involved.

Yours sincerely,

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Photo of the proposed timber cladding:
Lunawood supplied by Ruswood

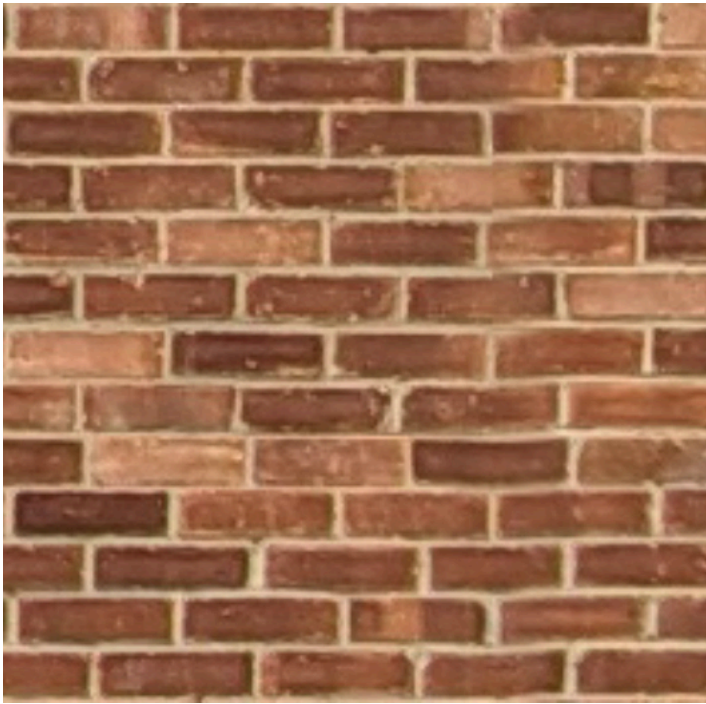


Photo of the existing brickwork