

35 Valentine Crescent, Caversham
Householder - Extension

Planning statement

A traditional semi-detached house with an interlocking concrete tile roof and white painted render walls. South facing rear aspect with an existing conservatory style rear extension.

Typically the conservatory does not provide useful space and is too hot in summer and cold in winter. The adjoining property has an extension leaving a 100mm gap between the two structures and is further extended by a timber pergola which has climbing shrubs across the roof area shading the rear elevation to the extension.

The applicants have a young family and wish to improve the living space and provide an additional shower room/w.c. An extension built to current standards will provide a much higher level of insulation resulting in less heat loss and an efficient use of the space.

The external appearance will be consistent with the materials used for the original building and the roof design will avoid any encroachment at eaves and also avoid awkward maintenance problems at the party line. It will leave an average depth to the rear garden of 13.0m

There are no known biodiversity issues.