

Planning department
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

My Ref: ML/SLF 2279

June 27th 2025

Dear Planning Department.

17 Conisboro Avenue – Householder Application for extensions and alterations

I am writing in support of my application for extensions and alterations to the ground floor of No 17.

Planning permission was granted for a very similar scheme , Ref: 23 1502, on 13th June 2023 but changes to my clients criteria have necessitated redesigning the rear section of the extension and we have been advised that a full planning application is the best way to cover the alterations.

The application also seeks to cover any conditions which were attached to the previous consent other than the standard conditions which do not require additional information.

The proposal is that extensions and alterations will be undertaken to provide better kitchen facilities and a dining room with various internal alterations to the same part of the building. There are no alterations proposed to the other floor plans.

There are three main reasons for revision to the approved alterations:

1. A desire to maintain a strong reference to the original conservatory of which there is only the high west wall and lower enclosure remaining. – Although the wall will require raising slightly, it will maintain the original principal of a lean-to structure, like the old conservatory and elements of the brick detailing will remain such as the chamfered low wall brickwork, with glazing above. A compromise has been reached, with regard to the glazing, to suit a better insulated and more practical enclosure for the new use.
2. The re-building of the original veranda roof, due to areas of collapse and subsidence.– Investigation has shown that the middle of the veranda will require demolition and rebuilding because of previous construction problems. It is not practical to repair this area and better to carefully take it apart and rebuild level, using the existing roof structure and re-setting the post bases at level, on a new concrete base. The veranda will be re-built at the same roof pitch as the new dining extension , for continuity. The existing joinery is in good condition but jacking up/levelling the centre will no doubt put the whole roof and structural connections under duress so re-building is the only practical option.
3. The new dining area to have more glazing, reflecting the original glass structure and making a better visual link with the garden.
There is no record of the original structure but the brick floor, low walls and central well indicate that the building was a tall lean-to with a mono-pitch roof at the same pitch as the veranda .

The application requires the removal and pruning of several trees on the site so it is accompanied by an arboricultural report prepared by David White. There are no changes to this report other than a revised foundation plan on the last page, which is not to scale (for visual reference only) . A scaled version is amongst the application drawings.

The application is for the demolition of part of the ground floor and the construction of extensions and alterations to form additional kitchen and dining space. It also includes minor alterations to the front and rear elevation in the form of additional windows.

The site is on the west side of Conisboro Avenue and is occupied by a large former farmhouse with several mature trees to the front, side and rear of the property. At some point in its recent past, the garden of the former farmhouse was divided to allow the construction of a separate dwelling to the rear, as part of a joint venture by No 17 and 15A.

This required the forming of a small private access , Lawson Drive, to serve the new houses. No 17 and its garden form part of the general housing stock on Conisboro Avenue.

The House is an elegant 19th century family residence with cellar and a large attic space and has retained all its original features. The brick walls have many terracotta details and the building benefits from carved barge boarding and ornate chimney stacks above a plain tiled roof. The original plan of the house has previously been sympathetically extended, to the south, to provide first floor bathrooms and ancillary storage buildings. The windows are mainly sliding sash and many have leaded lights. To the rear there is a veranda with a partially glazed roof.

The Design of the alterations and extensions draws from the existing features, form and scale and seeks to blend seamlessly with the original structure. The chamfered bricks, from the original conservatory, will be re used as part of the new works over the original footprint. Joinery patterns and other detailing will be replicated.

The plot is of sufficient size to accommodate the extension and will not be detrimental to the grain of the general development on Conisboro Avenue, nor will the finished building have any detrimental effect upon its neighbours.

The plot is well served by mature trees and the loss of specific trees has been justified by the arboriculturist report.

After demolition of the lean-to and out-shots, the increase in floor area will be less than 7% of the original so the proposal is well within what may be considered as acceptable for a property of this size.

There will be no impact upon the ecology of the site.

The construction period will cause some nuisance to neighbours but will be carefully managed and kept to a minimum.

I trust that the application is complete and look forward to approval in due course.

Yours faithfully,

Michael Lumley