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Planning Statement

207 Upper Woodcote Road, Caversham, Reading RG4 7JP

Proposal: Replacement Front Porch, Single Storey Rear Orangery, and Rear Balcony

This planning statement is submitted in support of a householder application for the proposed alterations to 207 Upper Woodcote Road, Caversham. The application seeks permission for:

- A replacement front porch with pitched roof
- A single storey rear conservatory/orangery
- A rear balcony

Site Context

The application site is a detached dwelling situated on a generous plot exceeding 1100 sq.m, occupying a prominent corner position with no direct neighbouring property to the north. The dwelling enjoys a spacious setting, with over 15 metres separation distance to the nearest property, thereby minimising any potential for overlooking or impact on neighbour amenity.

Proposal Details

1. Front Porch

The existing entrance will be replaced with a new, pitched-roof porch designed to provide a more functional and sheltered entrance. The porch includes double front doors, enhancing accessibility and allowing better insulation during colder months. The porch also offers practical space for storage of shoes and coats, supporting a tidy and efficient home entrance. The scale and form are in keeping with the existing building and surrounding streetscape.

2. Single Storey Rear Orangery

A modest rear orangerie/conservatory is proposed at ground floor level. This addition will provide extended living space while maintaining an appropriate scale and massing in line with planning. It is designed with materials sympathetic to the main house, ensuring integration with the existing architecture.

3. Rear Balcony

A rear-facing balcony is proposed at first-floor level. Owing to the corner plot configuration, there is no direct overlooking and the distance to neighbouring dwellings exceeds 15 metres, ensuring privacy and residential amenity are preserved. The design is traditional in style and carefully considered to complement the character of the existing building. Furthermore, the

balcony is discreetly positioned, tucked away from public or neighbouring view, taking full advantage of the site's layout and orientation.

Design and Impact

The proposed works are modest, well-designed, and proportionate to the host dwelling. The architectural treatment is sympathetic, utilising materials and forms that respect the character of the area while enhancing the usability and comfort of the home. Given the size of the plot, the corner position, and absence of direct overlooking, the proposals are not considered to result in any undue impact on neighbouring amenity, privacy, or outlook.

Conclusion

This proposal represents an appropriate and well-considered enhancement to the property at 207 Upper Woodcote Road. The design is sensitive to its context, and the additions have been specifically designed to respect neighbour amenity and the visual character of the area. We believe the application is compliant with relevant planning policies and should be viewed favourably.

Should the Council have any questions, concerns, or require further clarification, we would be happy to discuss by phone or email.

Kind Regards

Safdar Hussain