

59 Woodcote Road, Caversham.

RG4 7EX

Planning Statement and Arboriculture
Assessment

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Introduction

59 Woodcote Road, Caversham is a character 1930's property, constructed in 1930 and retaining the main bay fronted appearance typical of family dwellings constructed during this period.

The property is a family residence which is now slightly outdated accommodation. Over the years various alterations have been made to modernise the property, a summary of the alterations is below.

- A recent Garage conversion, which has been completed to highly efficient standards and is the warmest room in the house, with no heating requirements due to the location of the boiler and the insulation installed in excess of regulations at the time of construction.
- A rear conservatory, which is not usable accommodation due to a lack of insulation, the conservatory is too hot in the summer months and too cold in the winter months. The conservatory can be opened up to work as one space with the dining room, however, this is extremely inefficient and in isolation, it is not possible to heat the conservatory to a comfortable usable level during the winter months.
- An earlier kitchen extension was completed approximately 25 years ago by the previous owner of the property, unfortunately, the kitchen extension is another space that is hard to heat during the winter months, due to an assumed lack of insulation.

Design Development

The design intent for the extension, is not just to create more energy efficient and usable spaces, it is also to increase the accommodation size, pushing the rooms back from the inside. The living room at the front of the property is too small for the type of accommodation, which can not be extended to the front or side elevation, therefore, the space has been redistributed, to extend the living room back by a metre, utilising the existing dining room door, which will seamlessly maintain the character of the property.

By pushing the rooms back and re-configuring the accommodation, the dining room and kitchen locations have swapped and a utility room and side entrance have been introduced, all of which have been accommodated within a rear single storey extension.

The rear single storey extension design has been refined over the years, with ongoing design development, initially the plan was a full width extension, however, the design has been rationalized and scaled back on the North West elevation next to 61 Woodcote Road due a review of the neighbouring property identified that the side elevation windows are a mix of obscure glazing to a WC, with the central windows having clear glass and serving the kitchen.

The side elevation window opposite 57 Woodcote Road is retained and a roof light has been planned for the extension to introduce additional natural light, due to the blank elevation alongside 57 Woodcote Road to the South East Elevation.

The rear extension re-configures the accommodation more effectively, resulting in more usable and energy efficient accommodation, which although has an increase in floor area, it results in a decrease in rooms.

Parking

As the extension is just for ground floor accommodation to be re-configured and has a decrease in the number of rooms, the parking is considered to be sufficient for the property, which can easily accommodate three planning compliant parking spaces, and accommodate up to a total of six vehicles on the driveway.

Flooding

The existing property has the existing conservatory that will be dismantled, a large concrete shed base that will be removed and a large full width concrete paved patio that needs to be demolished, all of which are existing hard landscaped areas, which are in excess of the proposed extension floor area, demonstrating a neutral position regarding Surface Water run off and flooding.

Habitat

The extension and alterations do not impact on the main roof of the property. The low level lean to kitchen roof that is to be retained, and will become the dining room roof within the proposed plans when re-configured, is a warm roof with an internal vaulted ceiling and no gap, cavity or void for any wildlife to occupy.

Although retained, the low level roof will be disturbed and disrupted throughout the works, which is why it is highlighted in this report, with confirmation that it is a warm roof with no voids or cavities within it.

The bird box to the existing pear tree that the owners installed, has been relocated to the apple tree on the South West boundary.

The conservatory is a standard upvc conservatory with no nesting or roosting opportunities, please refer to photographic evidence at the end of this report regarding the simple conservatory structure.

Arboriculture Statement

The property has the benefit of a secluded rear garden with a mature hedge to the South West boundary with St Peters Avenue, along with various trees along the South East boundary with 57 Woodcote Road and a pear tree on the North West Elevation next to the garage of 61 Woodcote Road.

Future landscaping is planned at a later date, once the extension has been completed and as part of the proposals, the Pear Tree next to the garage of 61 Woodcote Road is planned to be removed. This tree could be lawfully removed prior to the application, however, it has been left, with removal planned following the outcome of this application. The tree is old and not in the best condition, suffering from some wind damage this year with a high level branch falling during a storm. The tree is in close proximity to the Garage of 61 Woodcote Road and is a risk to retain during and after construction of the extension.

The Pear tree, is considered to be below average condition, with regular clumps of dead wood and not producing fruit every year. The tree did produce a good quantity of fruit in 2025, which was the first time in several years. The Pear Tree is estimated to be 50 – 60 years old,

An ornamental Cherry Tree on the South East boundary with 57 Woodcote Road is planned to be removed, the tree has grown considerably in the last couple of years and will be pruned back in the Winter months. Removal of the cherry tree will allow the other trees on this boundary to flourish and will also remove a risk to the garage of 57 Woodcote Road and the planned extension. The ornamental cherry tree is in good condition and is estimated to be approximately 45 years old.

The remaining trees and hedgerows are enjoyed and provide a lovely natural screen between properties, which are to be retained. Future landscaping enhancements will be planned in the future, which will enhance the garden and retain the green screening to boundaries and introduce further planting and boundary treatments.

In addition to the existing planting within the garden, a further two cherry trees are to be planted as indicated on the Arboriculture plan to replace the removal of the pear tree and cherry tree.

Regarding the method statement for construction works, the foundations are approximately 7 metres away from the nearest tree, the retained cherry tree as indicated on the Arboriculture plan.

- No excavations will take place within 6 metres of the tree, which is an adequate distance from the tree roots.
- The tree will be shielded with a small fence to separate it from the construction area.
- Any retained spoil and risings will be stored locally to where the pear tree is to be removed to mitigate any potential accidental damage to the tree and surrounding plants that the owner wishes to retain

Photographic Evidence



South East Boundary with 57 Woodcote Road



South West Boundary with St Peters Avenue



North West boundary with 61 Woodcote Road



Old Pear tree proposed to be removed next to neighbouring garage and shed, with slab that is also to be removed.



Ornamental cherry tree to be removed,



Conservatory



Base of Cherry Tree proposed to be removed.



Rear Elevation



Conservatory

