

35 Talfourd
Avenue, Reading
**PLANNING
STATEMENT**

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Householder Application for Planning Permission for 35 Talfourd Avenue, Reading, RG6 7BP

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Introduction

This Planning Statement has been prepared in support of a householder planning application for ground floor internal reconfiguration and a single storey rear extension at 35 Talfourd Avenue, Reading. The proposals include the partial demolition of an existing conservatory and an attached original single storey outhouse, with the works designed to improve the functionality and quality of the accommodation while respecting the character of the host dwelling and neighbouring properties.

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Site Context

The application site comprises a two storey semi-detached dwelling within a well-established residential area of Reading. The property is constructed in red facing brickwork beneath a pitched slate roof and features a mix of traditional timber sash windows and later UPVC replacements. The surrounding area is characterised by similar dwellings, many of which benefit from rear extensions of varying depths and forms, resulting in a varied but consistent pattern of development along Talfourd Avenue.

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Description of Proposed Development

The proposed development comprises a single storey rear extension and associated internal reconfiguration. The extension is aligned with the existing width of the dwelling at the front elevation, rather than the narrower rear outrigger, which allows for the creation of a side courtyard within the footprint of the house. This courtyard will provide discreet and functional space for bin storage, garden storage, and associated domestic uses.

The rear extension incorporates the footprint of the existing attached single storey outhouse, which is currently internally connected via a matching conservatory. The conservatory and parts of the existing rear projection will be removed to enable a cohesive and improved rear addition.

In terms of depth, the proposed extension extends 1.63 metres beyond the original rear-most element of the dwelling. By comparison, the adjoining property at No. 37 Talfourd Avenue benefits from a recently approved and constructed rear extension extending approximately 3.0 metres, which projects 1.37 metres further rearward than the proposed de-

velopment at No. 35. This context demonstrates that the proposed depth sits comfortably within the established pattern of development along the street.

The extension is also carefully positioned in relation to the attached neighbouring property at No. 33 Talfourd Avenue. The proposed rear extension is set away from the shared side and rear boundary by approximately 1.7 metres, thereby avoiding undue proximity, reducing any perception of overbearing development, and safeguarding neighbouring amenity.

The extension is flat roofed with a parapet detail and expressed in a contrasting contemporary material palette. The eaves height, measured in accordance with permitted development guidance, is 3.1 metres above ground level, ensuring the extension remains clearly subordinate to the host dwelling.

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Materials and Appearance

The proposed extension utilises a high-quality palette of materials that complement the existing dwelling while providing a clear visual distinction between old and new. External materials include red facing brickwork, standing seam zinc or similar metal cladding, and timber cladding. The roof incorporates slate tiling where appropriate alongside standing seam zinc to the flat roof element.

Fenestration will comprise a combination of white painted timber windows, largely reflecting the existing sash proportions, together with PPC aluminium casement and picture windows to the rear. Doors will be provided in PPC aluminium and painted timber, ensuring a cohesive and contemporary appearance.

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Design and Impact on Character

The single storey rear extension is modest in scale and discreetly located to the rear of the property, ensuring there is no impact on the street scene. The form, height, and materiality have been carefully considered to respect the host dwelling while responding to the established pattern of rear extensions within the immediate area. The flat roof with parapet and contrasting materials provides a high-quality contemporary addition that remains subordinate to the original house.

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Residential Amenity

The proposals have been designed to avoid harm to the amenity of neighbouring occupiers. The limited rearward projection, single storey height, and separation distances ensure that there will be no unacceptable loss of daylight, sunlight, or privacy to adjoining properties. The relationship with Nos. 33 and 37 Talfourd Avenue has been carefully considered, and the proposed extension sits comfortably alongside existing neighbouring development.

Trees, Access, and Parking

The development does not require the removal or pruning of any trees or hedges. There are no changes to existing pedestrian or vehicular access arrangements, and on-site parking provision remains unchanged.

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Design Guide to House Extensions Supplementary Planning Document (Adopted March 2021)

The proposed development has been assessed against the Design Guide to House Extensions Supplementary Planning Document (Adopted March 2021) and is considered to fully comply with its relevant provisions.

Section 2: General Design Principles

The SPD requires extensions to be well designed, subordinate to the host dwelling, and respectful of their context. The proposed single storey rear extension is clearly subordinate in scale and form, is confined to the rear of the property, and does not alter the principal elevation or wider street scene.

Section 3: Scale, Height and Form

The SPD advises that single storey rear extensions should be modest in depth and height, particularly to semi-detached dwellings. The proposed extension projects only 1.63 metres beyond the original rear wall and has an eaves height of 3.1 metres when measured in accordance with permitted development guidance. This ensures the extension remains proportionate and visually recessive.

Section 4: Relationship with Neighbours

The SPD places strong emphasis on protecting neighbouring amenity in terms of outlook, daylight, and overbearing impact. The proposed extension is set approximately 1.7 metres away from the adjoining boundary with No. 33 Talfourd Avenue, exceeding the minimum separation typically sought for single storey development. In addition, the limited rearward projection is significantly less than that of the recently approved and constructed extension at No. 37 Talfourd Avenue, demonstrating compatibility with the established pattern of development.

Section 5: Layout and Site Efficiency

The SPD encourages efficient use of space and well-planned servicing arrangements. Aligning the extension with the full width of the original dwelling, rather than the narrower rear outrigger, allows for the creation of a discreet side courtyard within the footprint of the house. This provides dedicated space for bin and garden storage, reducing visual clutter within the rear garden and improving the overall functionality of the site.

Section 6: Materials and Detailing

The SPD supports the use of high-quality materials and contemporary detailing where appropriately located. The proposed flat roof with parapet and contrasting material palette are confined to the rear of the property and provide a clear yet subordinate distinction between the original dwelling and the extension, in accordance with the guidance.

Overall, the proposal accords with the objectives and detailed guidance set out in the Design Guide to House Extensions Supplementary Planning Document (Adopted March 2021) and represents a high-quality and policy-compliant form of domestic development.

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Conclusion

The proposed single storey rear extension and internal reconfiguration represent a well-considered and proportionate form of development that enhances the usability of the dwelling while respecting the character of the area and the amenity of neighbouring properties. The scale, siting, and design of the extension are consistent with local context and established development along Talfourd Avenue. The proposal accords with national and local planning policy objectives and should therefore be granted planning permission.

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