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PLANNING STATEMENT

Property: 7 Montague Street, Caversham, Reading RG4 5AU

Proposal: Replacement of existing rear conservatory with a single-storey rear extension.

Date: April 13, 2026

This **Planning Statement** has been prepared to support the householder planning application for the proposed single-storey rear extension at **7 Montague Street, Caversham, Reading RG4 5AU**.

1. INTRODUCTION & SITE CONTEXT

The property is a mid-terrace Victorian/Edwardian dwelling. The site currently features a rear conservatory. This application seeks to replace that thermally inefficient structure with a permanent masonry extension that aligns with modern building standards and enhances the functionality of the family home.

2. THE PROPOSAL

The proposed development involves the removal of the existing conservatory and the construction of a high-quality rear extension. Key features include:

- **Internal Reconfiguration:** The extension will facilitate a spacious, open-plan Kitchen/Breakfast Room.
- **Architectural Integration:** The design utilises a gabled roof that is sympathetic to the character of the original dwelling and the wider terrace row.
- **Materiality:** Proposed external finishes, including brickwork and roof tiles, are intended to match the existing house to ensure visual continuity.

3. PLANNING POLICY & RESIDENTIAL AMENITY

The design strictly adheres to the Reading Borough Local Plan (2019) and the Design Guide to House Extensions SPD (2021), with specific regard to its mid-terrace context:

- **Policy H9 & The 45-Degree Rule:** As a mid-terrace property, the extension has been designed to protect the amenity of Nos. 5 and 9 Montague Street. The depth and height of the proposal ensure that it does not breach the 45-degree line of sight from the centre of the neighbours nearest habitable room windows. This prevents any significant loss of daylight or an overbearing "tunnel effect."
- **Policy CC7 (Design):** The gabled roof form is a high-quality alternative to common flat-roof extensions, mirroring the traditional pitched roofs found in Caversham.



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- Policy CC2 (Sustainability): Replacing the conservatory with a fully insulated structure represents a significant "planning gain" in terms of the borough's carbon reduction targets.

4. RELEVANT PRECEDENTS

The proposal follows the established logic of recent approvals in Caversham:

- 4 Scholars Close (Ref: PL/24/1448): Established the principle of replacing an existing conservatory with a solid-walled extension of a similar footprint.
- 53 Woodcote Way (Ref: PL/25/1801): Validated the use of a 4m+ depth and pitched roof design as being subservient and appropriate for the local character.

5. SUBMITTED DOCUMENTS

To support this application, please find the following drawings attached:

Drawing No. 001: Existing Ground and First Floor Plans.

Drawing No. 002: Existing Side Elevation.

Drawing No. 003: Existing Front and Rear Elevations.

Drawing No. 004: Proposed Ground and First Floor Plans.

Drawing No. 005: Proposed Rear and Side Elevations.

5. CONCLUSION

The proposal for 7 Montague Street is a proportionate and policy-compliant enhancement. It respects the specific constraints of a terraced property by adhering to the Council's light and privacy standards while delivering a significantly more sustainable and functional home.

We respectfully request that planning permission be granted. If any further clarification is required prior to making a decision, please do not hesitate to contact us as early as possible.

Prepared by,

Shem Haye MSc, AssocRICS

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