

35 Talfourd
Avenue, Reading
**NMA PLANNING
STATEMENT**

3.35.TAL - 35 TALFOURD AVENUE, READING - NMA PLANNING STATEMENT

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Non-Material Amendment Application following a Householder Planning Approval for 35 Talfourd Avenue, Reading,
RG6 7BP

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Introduction

This Planning Statement has been prepared in support of a Non-Material Amendment planning application following the approval of a Householder Application (PL_26_0041) 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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Proposed NMA Amendment

This Non-Material Amendment seeks to reinstate two high-level, ground floor openable windows to the approved single storey rear extension: one to the side elevation, facing the boundary with No. 37, and one to the rear elevation. These windows were shown on the originally submitted drawings but were removed during the course of the household-er application at the request of the case officer. The amendment reintroduces them as high-level clerestory openings only.

The windows are limited to a high-level position, sitting above eye level, and serve solely to provide supplementary daylight to the internal accommodation. No other changes to the approved scheme are proposed. The extension's approved footprint, depth (1.63m beyond the original rear wall), eaves height (3.1m), roof form (flat roof with parapet), and material palette all remain unchanged.

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Reason for NMA Amendment

The high-level side and rear windows were included on the original submission but were removed during the application at the case officer's request, and the scheme was approved without them. Having reviewed the completed design, the reinstatement of these openings is sought to improve internal daylight and the quality of the accommodation, without any material change to the external form, scale, or massing of the approved extension.

The high-level position of the windows is particularly well suited to passive cross-ventilation and overheating mitigation: as clerestory openings they allow warm air to escape at high level and can be left secure and open overnight, aiding

night-time cooling without compromising the security of the dwelling. This provides a practical, functional benefit in addition to the improvement in daylight.

The amendment is considered non-material for the following reasons. The windows are high-level clerestory only, positioned above standing eye level, with sills above 2m from finished floor level), so they do not give rise to overlooking or loss of privacy to the neighbouring property at No. 37. The side elevation is set approximately no closer than the existing from the shared boundary. The rear window faces the applicant's own garden.

The openings sit within the already-approved elevations and do not alter the approved footprint, depth, height, roof form, or materials. There is no impact on the street scene, as the extension is located to the rear. Additionally, the approved front-facing opening (at high level) which projects into the internal courtyard rather than the front elevation, is not visible from the public realm and matching what we are proposing to the side and rear as part of this application. The change is minor, does not conflict with the reasoning that informed the original approval on amenity grounds, and remains fully consistent with the Design Guide to House Extensions SPD (March 2021).

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Please refer to the below Approved and Proposed 3D Visuals, which illustrate the sole difference between the two:

Approved Rear Elevation 3D Visual below:





Proposed Rear Elevation 3D Visual above:

*Please note that the neighbours at No. 37 and their 2021 approved householder application (211359) to add a gable ended rear extension with high level windows. This has been implemented, see below:



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Document Written and Prepared by:

Oscar Wilson

Director, Pont + Wils Architects Ltd

Ba(Hons) MArch PgDip ARB RIBA

m. 07833287819

e. oscar@pontwils.co.uk

ig. @pontwilsarchitects