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From: Caversham and District Residents' Association (CADRA)

Sent: 23 July 2020 22:00

To: [Connie.Davis@reading.gov.uk](mailto:Connie.Davis@reading.gov.uk)

Subject: Application 200915 - 87 Balmore Drive

Dear Ms Davis

Caversham and District Residents' Association (CADRA) feels this is an exciting and innovative design, in both aesthetic and sustainability terms, which on almost any other site we would be very happy to support. However, on the proposed site it poses two insurmountable problems.

First, Balmore Drive is a remarkable survival: an inter-war estate development which has been little altered, whose mellow character is intact, very attractive, and well worth cherishing. While individual properties have been altered, this has been sensitively handled, so the overall aesthetic of massing and detail remains remarkably intact. This is so much the case that CADRA suggests it could be a candidate for a Local Area of Special Character, a designation which the Conservation Area Advisory Committee is currently exploring. However striking the proposed design, it inevitably contrasts too sharply with this strong character.

Secondly, the proposal squeezes into a narrow plot between two pairs of semis, creating a feeling of over-development. Its narrow frontage, and consequently very different ratio between width and height, conflicts markedly with the very regular rhythm of the rest of Balmore Drive.

Despite the merits of the proposal if it were a free-standing design, these concerns lead CADRA to object and to request its refusal.

Yours sincerely

on behalf of CADRA