

## **210279 - 389 Gosbrook Road**

Sent: 19 April 2021 10:41

To: ethne.humphreys@reading.gov.uk

Subject: Planning application 210279 - 389 Gosbrook Road, Caversham, Reading RG4 8ED

Dear Ms Humphreys,

Caversham and District Residents Association (CADRA) would like to comment on this application. We welcome in principle the re development of this site adjacent to the Grade II listed Ivy farmhouse. The site also has high visibility being on the corner of Send Road and Gosbrook Road.

CADRA have concerns about the height and massing of the proposals in relation to the scale of the Listed farmhouse building. Any proposal should respect the eaves heights and roof heights of the listed building, at least in the area of the western boundary of the farmhouse/ eastern boundary of the proposals site. The proposal takes it's lead, in height terms, from the three storey flats on the west side corner of Send Road, and endeavours to step down towards the listed building, but this in CADRA's view is not satisfactorily handled. The bulky roof space proposed is due to the attempt to achieve too much accommodation at the 2nd floor level. The two 2nd floor flats are 1 bed 1 person flats, indicating a difficulty in achieving the minimum space standards required for a normal 1 bed 2 person flat. Heights of the building generally are increased by the requirements to raise the ground floor due due to flood risk. The proposed polyester powder coated aluminium barrel dormers to the 2nd floor roof do not have precedents in the area. These and the number of different materials proposed do not relate well to the simple detailing of the listed farmhouse. An unrelieved car park takes up the bulk of the site to the south of the proposed building, this could be rearranged and parking reduced to allow more amenity space and tree/ shrub planting.

In CADRA's view these proposals need amendment to be acceptable.

We hope these comments are useful to you in your consideration of this application.

On behalf of CADRA