



Concept Planning Ltd
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Date: April 2026
Our reference: 0820

Planning Statement

Site address:

66 Caldbeck Drive
Woodley
Reading
RG5 4JX

Applicant:

Concept Planning is acting on behalf of the owner of the site Ms. Rajveer Bal

1.0 Proposal:

- 1.1 Erection of a single storey front extension and porch, conversion of the garage to habitable accommodation, hardstanding, modifications to the existing crossover and landscaping.

2.0 Site planning history:

- 2.1 Ref - F/2000/2914
Description - Proposed first floor side extension to dwelling and single storey front extension to garage
Decision – Granted



3.0 Assessment:



Character and Design

- 3.1 The proposed creation of a front porch extension would be in character with the streetscene with examples of the type and form proposed at No 43, 45 ,47 Caldbeck Drive. The wider street is characterised by both hardstanding and mixed lawn and hardstanding for off-street parking.

Impact on neighbouring amenity

- 3.2 The location to the front of the property is not considered to result in any loss of light, outlook or sense of enclosure to the neighbours.

Parking

- 3.3 The formation of three (3) on-site parking spaces via the partial widening of the existing crossover would off-set the conversion of the garage to habitable accommodation.

Biodiversity survey



- 3.4 The proposed development only seeks to remove the lawn on the front of the property, an area of approximately 35sqm with no biodiversity value and considered below the threshold for consideration against the environment Act 2021.