

PLANNING STATEMENT

for :- Application for The Variation of Planning Approval 220825

Single Storey Side and Rear plus Two Storey Rear Extension

at :-

3 Cockney Hill Tilehurst Reading RG30 4HF

1. INTRODUCTION

1.1 This Planning Statements (PS) accompanies planning permission for the variation of the approved single storey side and two storey rear extension

1.2 The purpose of this statement is outline the proposed development proposals changes

2. PROPOSAL

2.1 The approved application was for the single storey side and rear extension with pitched portion over the new entrance lobby with flat roof to the remainder of the single storey side and rear area's.

The rear two storey element to have a rear facing gable with pitched roof over.

2.2 The proposal is for the change of approved two storey rear element roof from rear facing gable ended pitched roof to flat roof section this will only visible from the rear being masked by the main dwelling as per indicated on the variation application drawings.

2.3 The reason for the proposed change would simplify the extent of the construction works and allow the majority of the works to be carried out without disruption to the first floor area's of the main house, also due to the current economic situation will make more cost effective, it will also have a warm flat roof directly over the living area avoiding the need for a cold roof loft space.