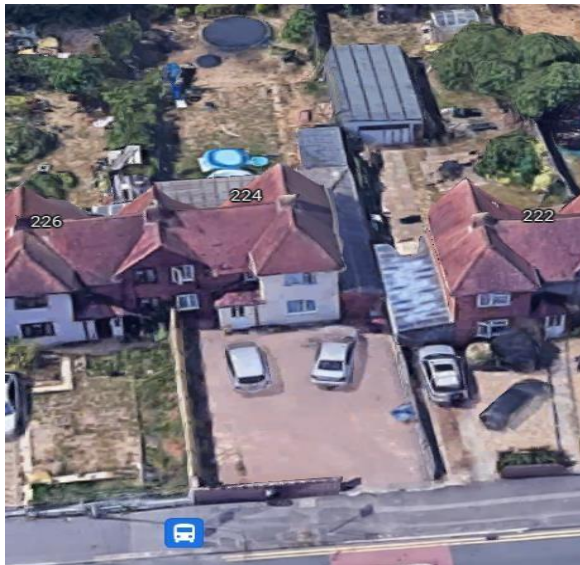




Design Statement
For
**224 Sheffield Road,
Reading
RG2 7DU**
**Full-Planning Application for
Ground and First Floor Rear Extension.**
Prepared by www.maskan.uk



Existing Site description and context

- The site located at 224 Shinfield Road, Reading.
- The site are not in a conservation area neither has any TPO tree.
- The site currently comprises of two story semi-detached residential house.

The adjacent sites (No 33 and 31 Linden Rd) has far larger first floor extension that has been recently permitted, please see image below.



An image from the first floor rear window looking at No 33 and 31 Linden Rd.

The social context and need:

- The property owner and applicant Mr & Mrs Mahmood who has been living for long time in this neighbourhood with his family members and they would like to continue so, but their spatial needs has changed, as they require additional spaces for their grown up sons and daughters.

Summary of proposed development

We are seeking a planning permission for rear ground and first floor extension, we previously had a positive pre-app advice, 220460/PREAPP with Mr Richard Eatough,

Mr Chukwudi is the appointed case officer and has been directing the scheme which we listen to his recommendation in removing the first floor small gable area and reducing the size of the first floor extension to be aligned with the 45 degree rule.

Drawings and accompanying information:

1. Location plan
2. Existing Block Plan
3. Proposed Block Plan
4. Existing Ground and First floor layouts

Sustainable Construction

The dwelling will meet the appropriate Building Regulations as required.

Summery & Conclusion

The proposed scheme makes a much needed additional spaces for the family spatial needs with sons and daughter in older age. .

In the circumstances and social context, it is very much hoped that the proposal can be supported and granted planning permission.

Kind regards

Walid Omeir

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An image of the rear elevation of the property