

Date: 09/06/2020

To Whom It May Concern

Application for: (New Development)
Two storey, Two beds, Detached Dwelling for 4 People with associated amenity space and external alteration of existing building

Site address:

322 Wokingham Road, Reading,
Berkshire, RG6 1JU

Dear sir/madam,

In brief:

The owner of the above mentioned property is **Mr. Prub Syhana**. Site rectangular shaped has a total area of **340.20 Sq.M**. Currently on site there is a 2 storey 2 bedroom semi-detached extended house and a detached storage shed at the rear of this property; both are situated along the north boundary. There is a 7.2 M wide empty side garden spanning along the whole length of the south boundary.

Design and Access:

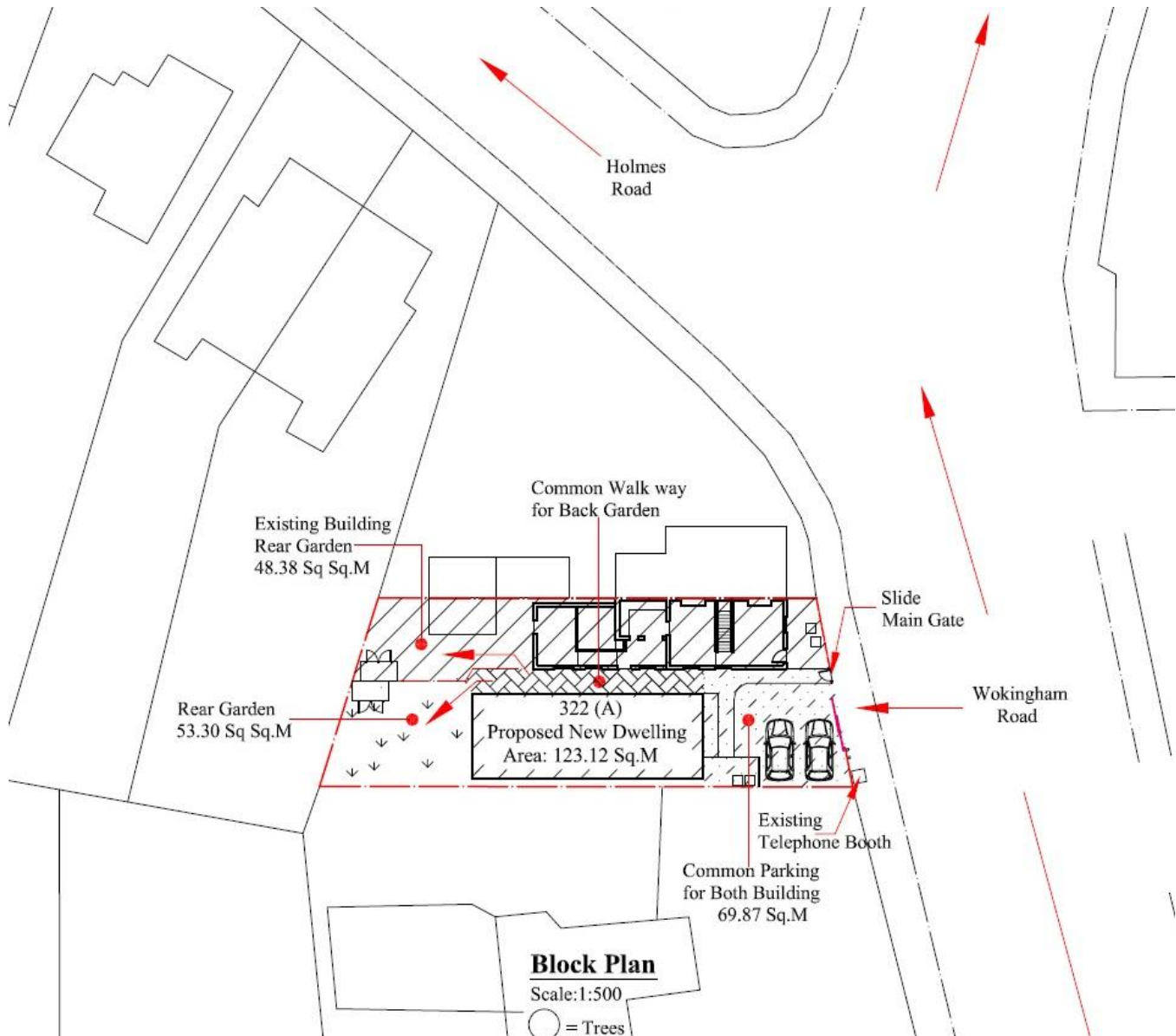
As shown on drawing BAL-1375 sheet no: 01, we propose for a New Development “322 (A) Wokingham Road, Reading, Berkshire RG6 1JU” which will be a two storey, two bed, detached house for 4 people. Therefore, the existing total site area of **340.20 Sq.M** will be separated into three parts.

- **Part A's** total coverage is 125.39 Sq M, which consists of the existing building that is 65.26 Sq M, with a private rear garden of 48.38 Sq M, which includes a secure cycle stand for atleast 2 cycles.
- **Part B's** total coverage is 137.93 Sq M, which consists of the new building that is 72.75 Sq M, with a private rear garden of 53.30 Sq M that includes a secure cycle stand for atleast 2 cycles.
- **Part C's** total coverage is 76.88 Sq M, which will be the shared amenity space for both buildings, which includes the driveway, private walkway, front parking space for 2 cars and the shared alleyway of 1.5 M width in-between the existing and proposed building, giving access to the rear gardens.

The proposed building is a rectangular shaped (14.10 M x 5.16 M) double storey dwelling, which will be setback 8 M from the East (Front) boundary and 0.5 M from the south boundary, creating a shared amenity space as mentioned above in Part C.

The new build will be of Load bearing structure with main entrance on the East side of the building, which will lead to a staircase to the first floor and doorway into the one car garage. Furthermore, the ground floor will accommodate a physical fitness area, shower room and an access to the rear garden.

The first floor will consist of 2 double bedrooms, open planned kitchen and living room, bathroom and storage. The first floor lobby has access to the attic which is used as storage, then atop is finished with a tiled hip roof. The materials used in the new building will be similar to the existing building and the total height will also be in line with the existing building.



With best regards

Rabin Khadka.

Blue Architecture Limited.

Email: rabinkhadka@hotmail.co.uk , Mb no: 078 3293 8374