

Planning Statement

In support of works to

45 Watlington Street, Reading
RG1 4RF



Pic1.45 Watlington Street (centre, with front dormer window at 2nd floor level).

Introduction

Further to submission of a previous planning application and subsequent pre-app submission we have now revised the plans. The new proposal is for a new, single storey rear extension with parapet flat roof and large flat rooflight. In addition, replacement/ alteration of existing rear, first floor and second floor dormer windows. In addition there are some internal alterations.

45 Watlington Street is currently a rental property and the owners wish to live in it upon their retirement, hence the planning application.

A new single storey extension is proposed, well within permitted development criteria and in order to extend the living space and make better use of the overlooked garden area.

At first floor the current layout will be simplified to allow for 2 bedrooms and a family bathroom. This will require minimal alterations to the rear windows. The current stairs will be reconfigured to allow for a better internal layout on the ground floor, safer access to the basement (utility room) and a better layout to the existing second floor bedroom.

New rooflights are proposed to the second floor roof to allow more light to enter both stairwells, reducing the need for as much electrical lighting of those areas during daylight hours.

Overall the proposals will have no impact on the current street scene since, other than the new rooflight over the main stairs, no changes are proposed to the front elevation. To the rear, the proposed single storey extension is also considered to have little or no impact upon the adjacent properties.