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CRP/bb/2090

47, Oak Tree Road, Reading, RG31 6JU - Proposed single-storey rear extension
and Application for a Lawful Development Certificate:
Design Statement regarding the proposal

The Property and Site

47, Oak Tree Road is a bungalow of traditional brick construction with a single garage situated to the right-hand side of the property. This house sits off the main road with a driveway and garden area to the front edge of the property (See Photograph 1).



Photograph 1

The Proposal

In order to improve the use of the existing space and create more useable space in this family home, this proposal seeks to add a single-storey rear extension in order to create a large kitchen/ dining area, as well as creating a master bedroom with ensuite to the rear of the property. This proposal involves mainly changes to the rear and side elevation as shown in **2090/01 to 2090/04** with no changes to the front elevation or the parking provision for the property. This application seeks to confirm that the proposed extensions and alterations are lawful under 'permitted development rights.'