

WOLSTENHOLME ARCHITECTS

W1568
41 FIELD ROAD
READING
RG1 6AP

Revision: A

DESIGN/ACCESS/HERITAGE/PLANNING STATEMENT

The subject of this Planning Application are some proposed extensions at 41 Field Road, Reading; a single storey rear extension and a loft conversion with a rear facing dormer window and front facing Conservation rooflights.



Front elevational view of 41 Field Road

The property is a mid-terraced 2-storey dwelling located within the Castle Hill Conservation Area. The attached neighbour to the north (no. 39) benefits from a single storey rear extension, and it is proposed to undertake a new single storey extension to the application property to the same depth and height as that at no. 39.

WOLSTENHOLME ARCHITECTS



*Existing rear view of 41 Field Road, showing
the existing extension to the
adjoining neighbour at no. 39*

Planning consent was recently received for a loft conversion with a rear facing dormer window and front facing rooflights at no. 49 Field Road. The proposed loft conversion to the application property utilises the same design and appearance of that approved at no. 49.

The proposals will not be creating an additional bedroom, and given the sustainable location of the application property, it is not intended to change the existing on-street parking arrangements. The town centre of Reading is just half a mile away, and a bus stop is located within 100m of the application site, therefore the reliance on use of a car is minimal.

There will be minimal change to the front elevation of the existing house; the front facing dormer windows will be of a Conservation style, which is respectful of the Conservation Area setting of the property. The rear extension and dormer window will not affect the amenities of any neighbours, and both are similar in size, design and appearance to extensions and loft conversions to other dwellings within this terrace of houses.