

Planning Statement
44 Tredgar Road
Reading
Berkshire RG4 8QF

Property:

The property comprises a large 5 bedroom detached house, set over three floors with a detached double car garage. A shared driveway off Tredegar Road, through a 5 bar gate creates a small Cul-de-Sac.

The property is at a lower level than the roads alongside it and with the boundaries being either 6'(1.83m) close boarded fences or 8' (2.4m) hedges.

The property has not been previously extended.

Proposal:

The proposal is for a side extension to enlarge the existing kitchen and also to create an open plan Family room with the existing Dining Room. The side extension would attach to the rear of the existing double car garage to create an Games Room. The up & over garage doors would remain to allow for the Games Room to be easily converted back to garage in the future.

Design Statement:

The extension will be built using bricks to match existing with timber white painted doors and windows similar to those of the original house.

From the front elevation the only visible difference will be an additional door, which will be set back from the principal elevation, giving it distinction from the original house.

The topography of the surrounding areas means that only the Lantern light is likely to be visible from immediately outside of the property.

The garden area to the side of the property will be excavated to allow the extension to be built without the need for waterproofing the flank wall.

The retention of the garage doors will mean that there will be very little change to the external appearance of the property from the front elevation.

The loss of the garage for parking space will not be detrimental, as there are sufficient parking of three cars on the drive as it stands and as part of the proposed works a area of grass to the side of the garage will be hard paved for the parking of another car.

The two trees adjacent to the driveway will be unaffected by the proposed works.

The additional front entrance door will be wider than the existing and with the provision of a level threshold, the proposed works will improve access to those with mobility problems.