

28 Allcroft Road, Reading RG1 5HH

PLANNING APPLICATION

1.0 INTRODUCTION AND USE

The existing home is a three bedroom property located on Allcroft Road with a steep drive down to the main entrance and garage to the side. The proposals is to convert the existing garage into habitable rooms with additional rear and front extension to provide a family kitchen / dining room, utility and front study and at first floor extend over part of the garage to provide a larger master bedroom as well as an additional bedroom to the front.

2.0 AMOUNT AND SCALE

The proposed amount and scale is appropriate to the plot and house. with the extensions not going past the line of the existing front and rear elevations. The first floor side extension has been stepped back from the boundary to retain separation between number 28 and 30 Allcroft Road.

3.0 LAYOUT

The layout works around the existing house

4.0 LANDSCAPING

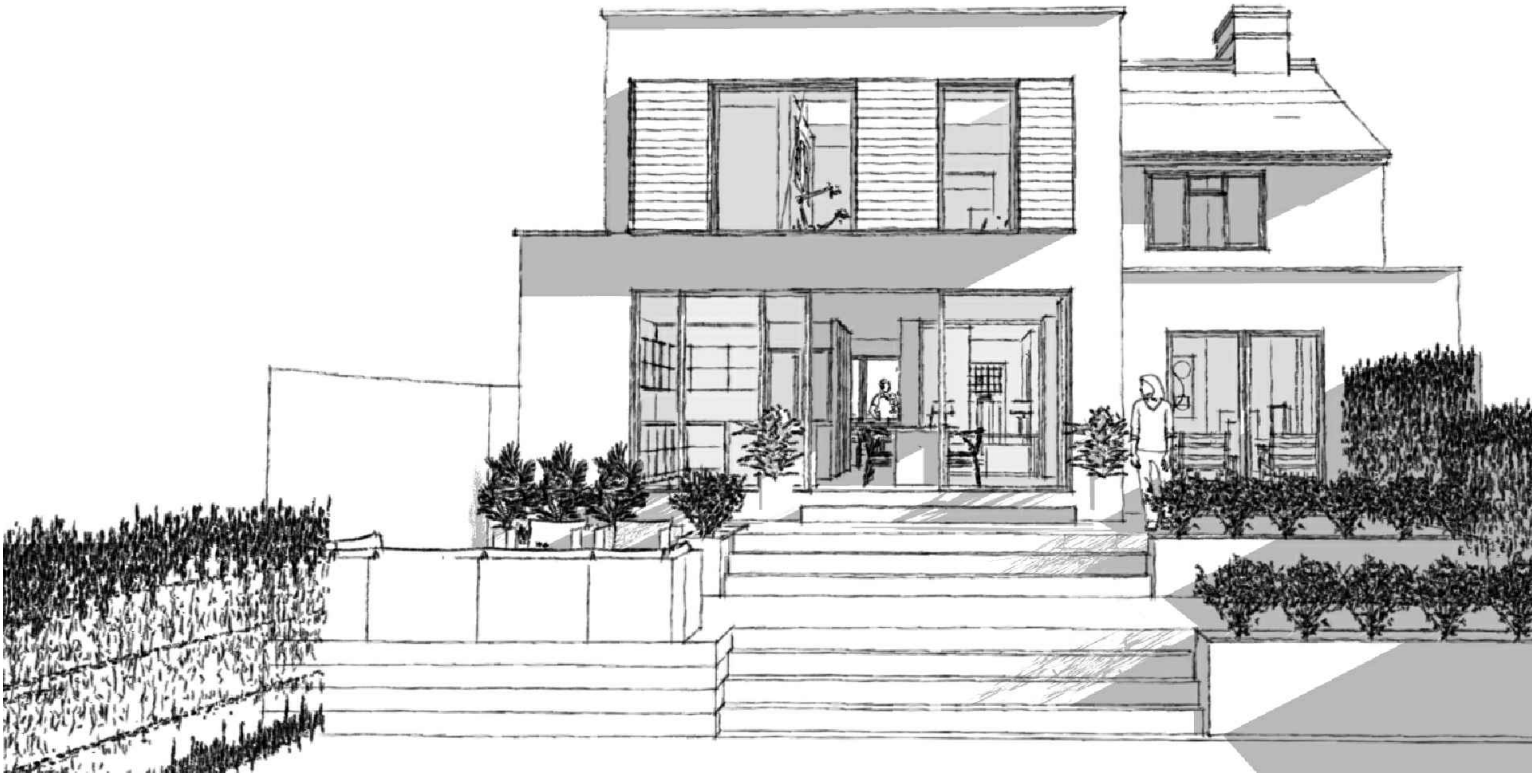
There will be minimal impact on the external landscaping .

5.0 APPEARANCE

The new extensions will be a modern design, to the front the existing roof finish will be extended over the side extension and to the rear a flat roof design with skylight above. The external will will be finished with a white render and include a timber louver and cladding detail. To the front the existing porch will be replaced with a modern porch.



Artist impression - front elevation



Artist impression - rear elevation

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Client Mr and Mrs Trueman,
Project 28 Allcroft Road
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RIBA stage 3 Developed Design

Drawings title Pre Application Planning Advice
Design and access statement
Sheet 1

Scale @ A3 1:100	Drawing No. 062 PA 003	Revision No. /
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