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DESIGN & ACCESS STATEMENT

Re:Retrospective Application for Single Storey Rear Extension at
3 Chagford Road
Reading
RG2 8AY

Existing property:



Front elevation.



Rear elevation.



Constructed single storey rear extension.

Planning History: Approval for two storey and single extensions ref 231357/HOU with conditions.

Permitted Development: If separated from the existing approved extensions, the constructed single storey rear extension, for which retrospective approval is sought, would comply with the requirements of GPDO Class E. Reference should be made to the photos below showing the existing natural ground level prior to reduced ground level excavation and construction.



Proposal: There have not been any objections to the already constructed single storey rear extension which is low level, discreet, high quality and to all intents and purposes replaces the existing 1.8m high timber fence.