

Reading Borough Council
Planning,
Reading Borough Council Civic Offices,
Bridge Street,
Reading,
RG1 2LU

Project: 2024_110 244 Wokingham Road, Reading

Date: 28th June 2024

Revision: PL01

Householder Planning Application – 244 Wokingham Road, Reading, RG6 1JS

REF: PP-13196518

Dear Reading Borough Council Planning,

Introduction

This Planning Statement supports a Householder Planning Application at 244 Wokingham Road, Reading, RG6 1JS. The proposed development includes a single storey rear extension and internal reconfiguration, aiming to enhance the functionality and aesthetics of the property while respecting local planning policies and the character of the surrounding area.

Site Description

The application site is located at 244 Wokingham Road, Reading, RG6 1JS, within Park ward of Reading Borough Council boundary. The property is a semi-detached house, situated in a predominantly residential area characterized by similar residential properties. The site is not within a conservation area, nor is the building listed.



Existing Front Elevation



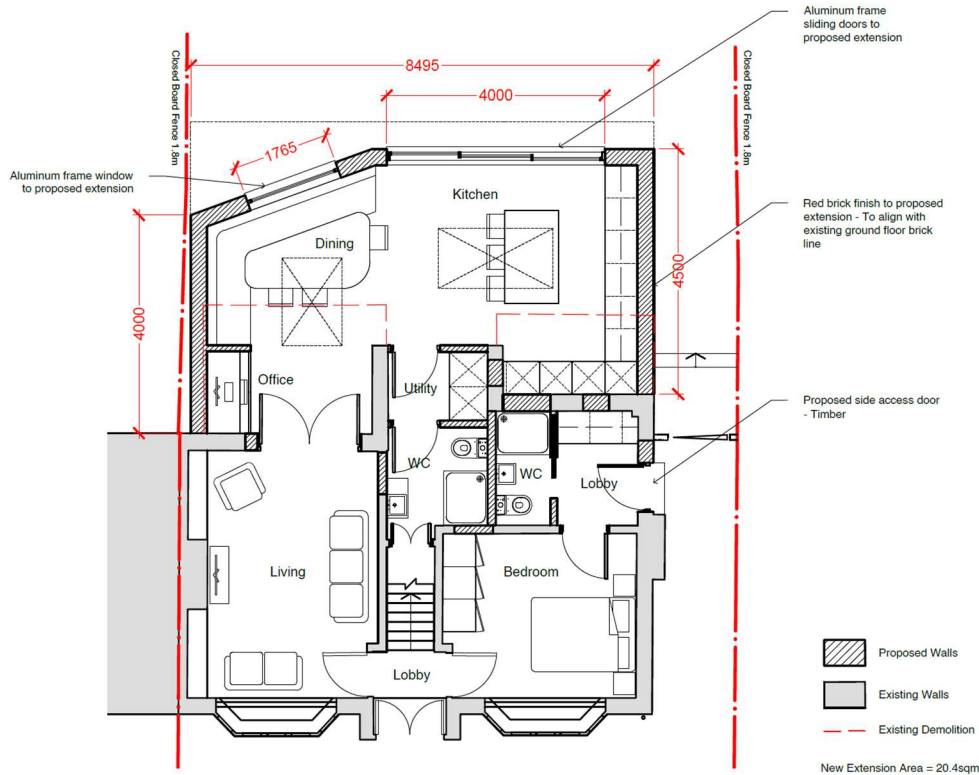
Existing Rear Elevation

Proposed Development

The proposed development includes a single storey extension to the whole width of the rear elevation. Specifically, the proposal includes:

- A single-storey rear extension measuring 4 meters on the boundary with no.246 Wokingham Road and 4.5 metres set back from the boundary with no.242 Wokingham Road by 8.495 meters, with a height of 2.920 meters at the parapet, constructed using brick to match the existing dwelling.
- New side door proposed accessed from existing passageway around the side of the house.

- The existing semi-detached house area is 56.1sqm. New extension area added is 20.4sqm or 36.3%.



The design has been carefully considered to ensure that it complements the existing structure and is in keeping with the character of the area.

Planning History

A review of the planning history for the site reveals the following relevant applications:

- Application no: 231332 – Householder application for a single storey rear extension. The application was withdrawn on 15th March 2024. Case officer, James Schofield, raised comments and concerns with the size of the proposed extension, particularly the length of proposed extension on the boundary with no.242 Wokingham Road.

These previous application and comments by the case officer have been taken into account in the design of the current proposal.

Design and Access

The design principles guiding this proposal include:

- Scale and Massing:** The proposed extension is subordinate to the existing building, maintaining a harmonious relationship with neighbouring properties.
- Materials and Appearance:** Materials will match or complement the existing structure, ensuring visual continuity.
- Sustainability:** The proposal incorporates energy-efficient features and sustainable construction practices.
- The proposed development will not adversely affect access to the property. Existing access arrangements will be retained, and any changes will comply with accessibility standards.

Conclusion

The proposed development at 244 Wokingham Road, Reading, RG6 1JS represents a well-considered and sensitive enhancement to the existing property. It complies with national and local planning policies, respects the character of the area, and minimizes impacts on neighbouring properties. We respectfully request that the Council grants planning permission for this application.

Should you require any further information or clarification, please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Niall Green', with a stylized, flowing script.

Niall Green | BA (Hons) MArch PGDip ARB
Director