

45 Henry Street, Reading,
RG1 2NW

Proposed conversion of storage room into utility room and bathroom

Summary of proposed work

We are proposing to convert a former service access entrance, which is currently being used as a storage room. The room is currently only accessible from outside the property via doors on either side.

We wish to remove external access by replacing the existing doors with walls and windows. To access the room, we are proposing adding internal access by knocking through to the kitchen/dining room to the storage room. We have had a structural engineer confirm this is fine and they have provided a lintel design.

The intended purpose of the conversion is to create two new rooms – a utility room and bathroom.

The storage room falls entirely within our property boundary but is subject to a flying freehold and there is a party wall involved.

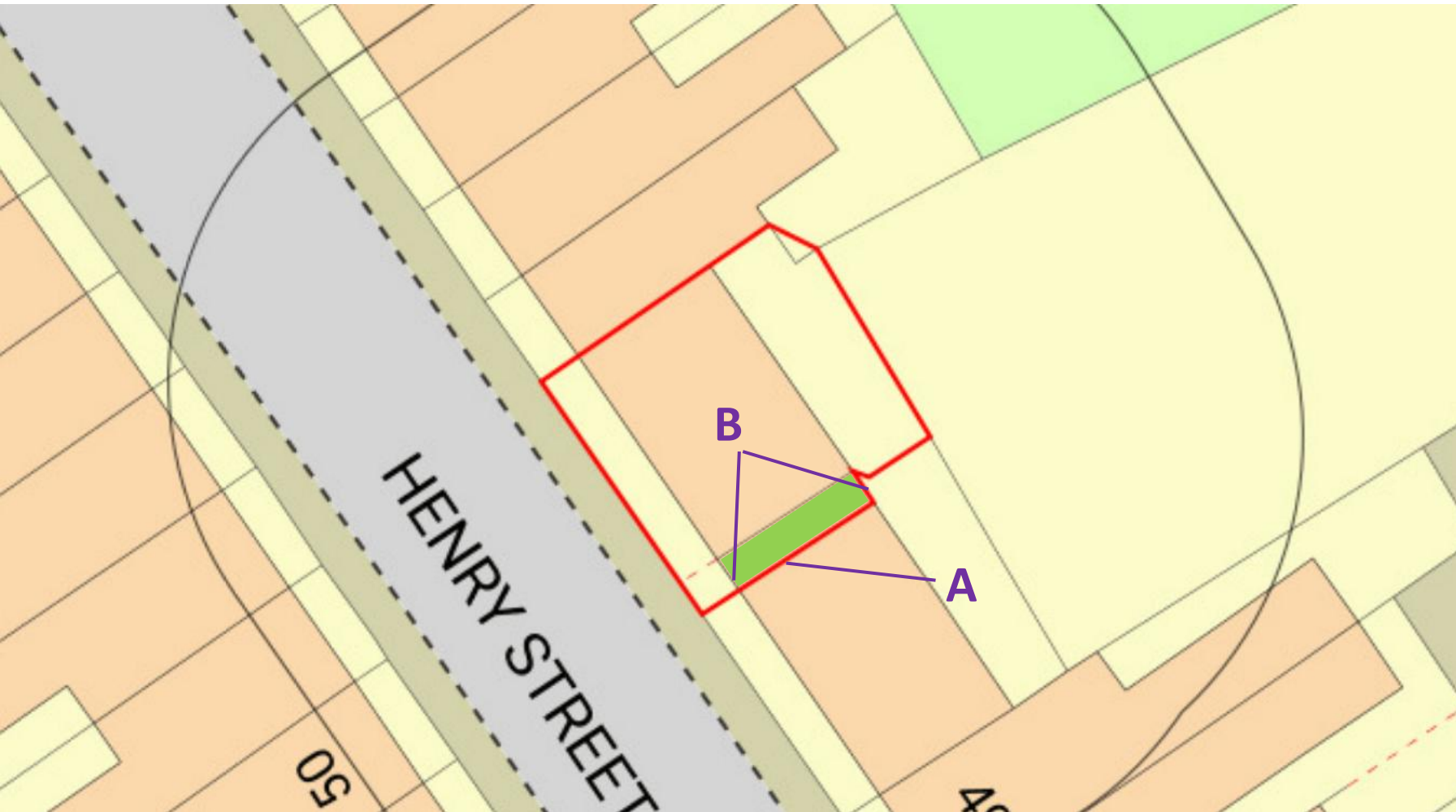
Summary of proposed work ctd.

We are seeking advice on next steps as we are unsure of the following:

1. Whether this proposed conversion is a permitted development or requires planning permission
2. If planning permission is required, the likelihood of approval
3. Whether there are any special considerations around the party wall and/or flying freehold

Supporting illustrations and images are included in this document to further explain the proposed works.

FIG. 1



-  Property boundary
-  Storage room – proposed conversion
-  Party wall
-  External access to storage room via front and rear of property via doors

FIG. 2



Property boundary

Storage room – proposed conversion

- A Proposed removal of existing doors, to replace with windows
- B Proposed removal of existing doors, to replace with windows
- C Proposed addition of door – knocking through to gain access via kitchen/dining room
- D Proposed addition of a door to divide room into two rooms – utility room and bathroom

FIG. 3



Party wall



Flying
freehold



Storage
room –
proposed
conversion





FIG. 4
Storage room interior



FIG. 5

Storage room interior

-  Flying freehold
-  Party wall
-  Proposal to knock through to kitchen/diner and add a door here



FIG. 6

Storage room interior



Proposed addition of a door to divide room into two rooms – utility room and bathroom



FIG. 7 **Current floorplan**

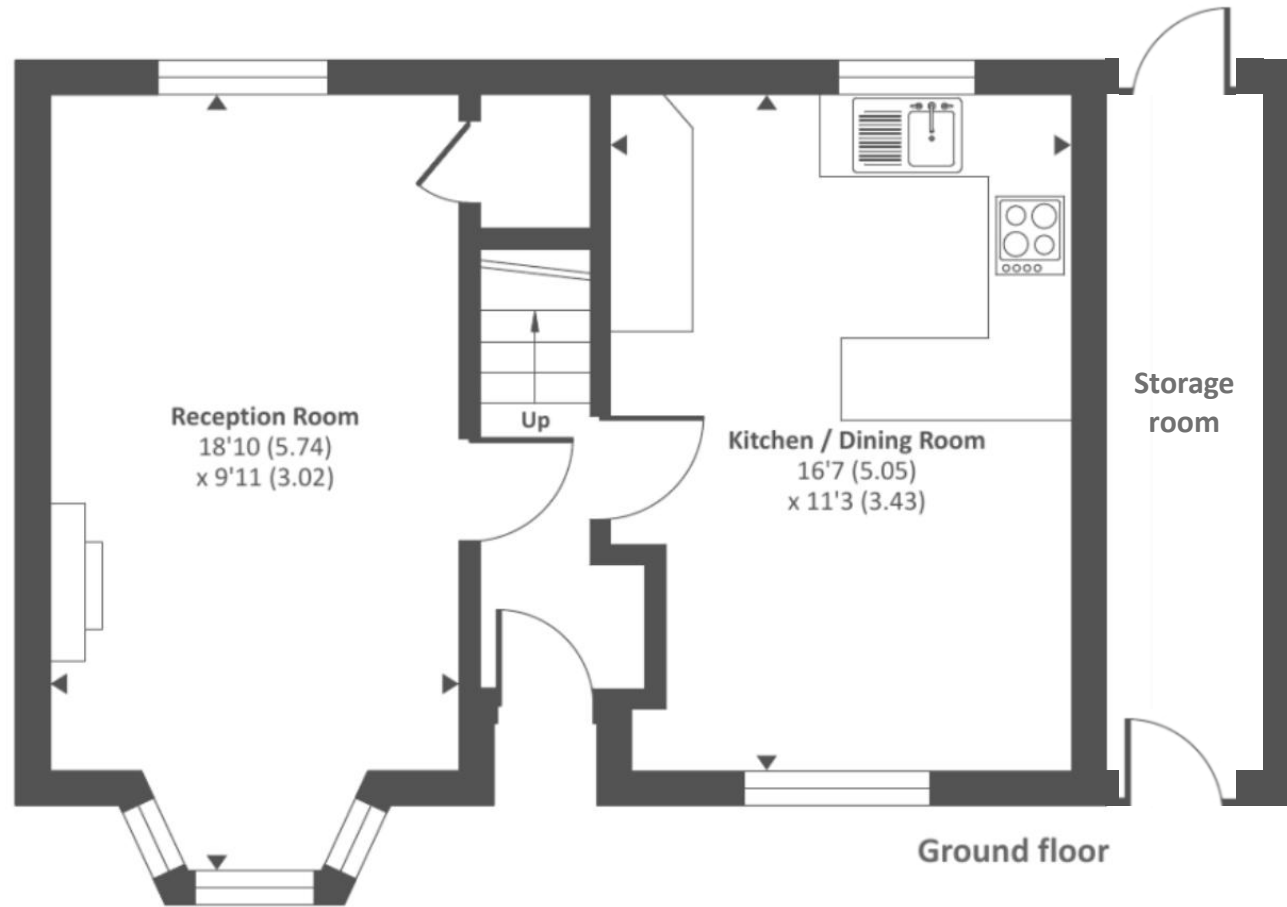




FIG. 8 Proposed floorplan

