



SHAUN•TANNER
ARCHITECTURE & PLANNING

STL Architecture Ltd
15 Bridge Street
Caversham
Reading
RG4 8AA

PLANNING SUPPORTING STATEMENT

Alterations and Extensions to existing dwelling

**39 Brooklyn Drive
Emmer Green
Reading
RG4 8SR**



July 2025

Site Context

This application seeks to make extensions and alterations to existing dwelling, to align with the future requirements of the applicants.

Location

39 Brooklyn Drive is a mid-century house with 165 m² of internal area and sits on a 0.4 acre plot in Emmer Green and is located in the Reading borough.

The property was constructed in the 1960s for family accommodation and has 3 bedrooms, a detached garage and a sizable garden, shielded by mature planting around the boundaries.

The façade is face brickwork (typical brick choice of that era and not associate to locally sourced materials) under a plain clay roof. Windows are white UPVC.

Planning History

Public records do not show any planning history on the property dating back to 1992.



View from Brooklyn Drive



View from garden towards the dwelling



View from side boundary towards the dwelling



View from side boundary towards the dwelling

Proposal

To create a two storey side and three storey rear extension built to fit the natural slope of the land.

To the rear and below ground level will be a contemporary flat green roof extension projecting beyond the proposed two storey rear extension.

The proposal consists of the following:

Lower Ground Floor

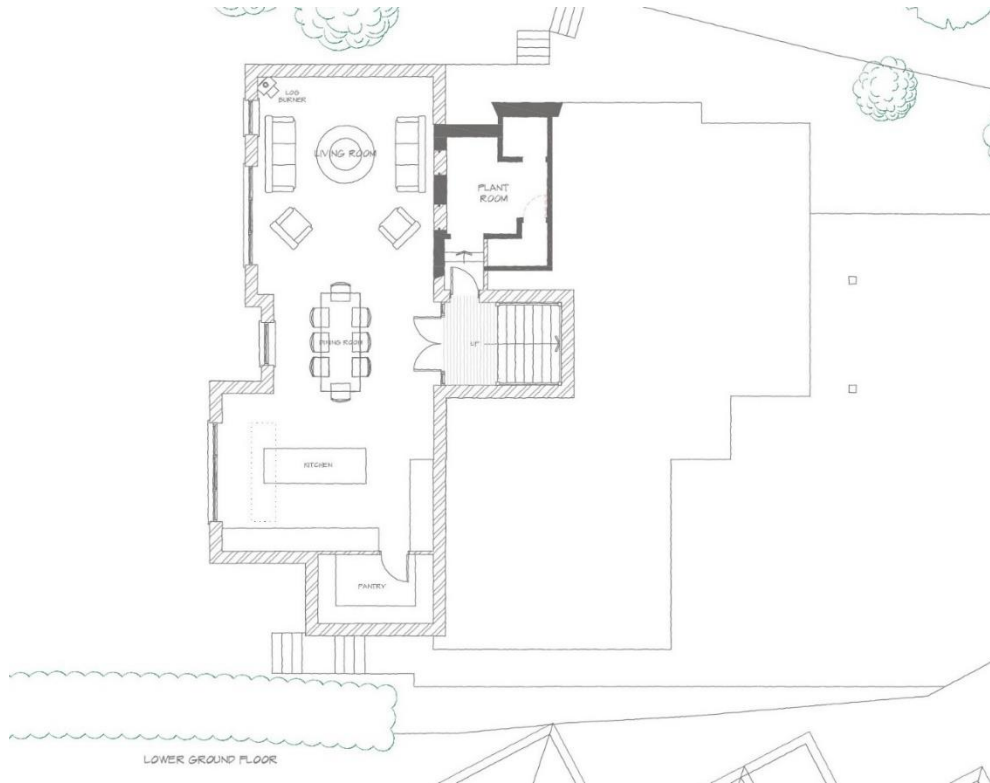
Living, kitchen, pantry and new staircase.

Ground Floor

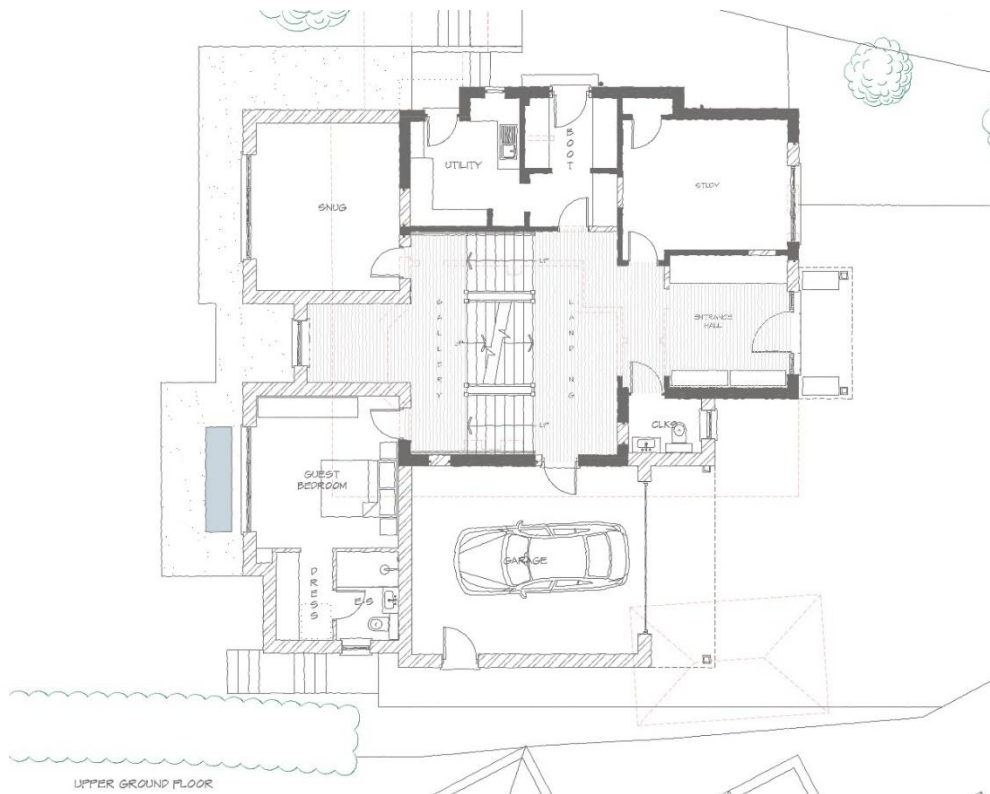
Entrance porch, cloakroom, integral garage, guest bedroom and a snug.

First Floor

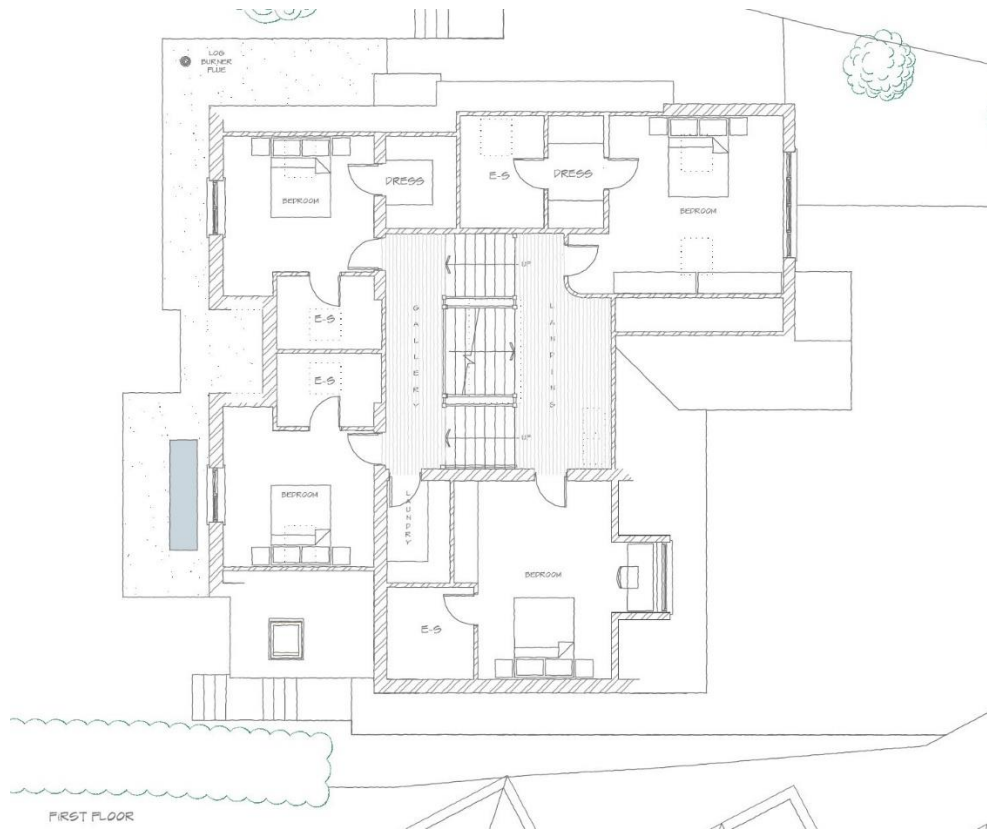
A reconfigured layout to create 4 bedrooms with en-suite facilities. All in lieu of the existing 3 bedrooms.



Proposed Lower Ground Floor Plan



Proposed Upper Ground Floor Plan



Proposed First Floor Plan

This is a householder planning application, the proposals do not seek to harm the amenity of neighbours nor over intensify development, merely to extend and re organise the layout to benefit the owner.

All works proposed are wholly contained within the site, with little if no effect on adjoining properties and the wider context of the surrounding area.



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

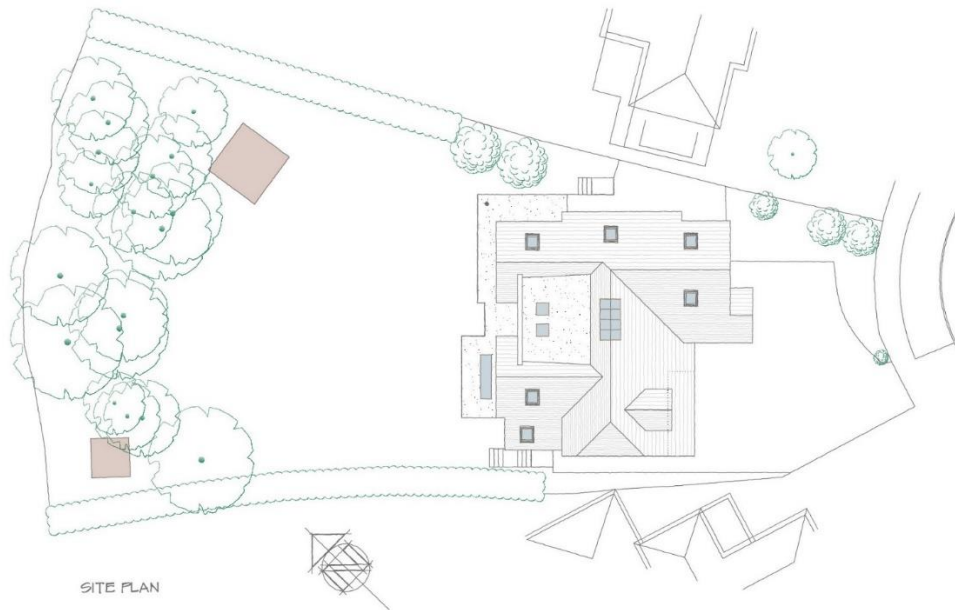


NORTH WEST ELEVATION

Proposed Elevations

Access and Parking

There are no plans to alter the existing access. There are at least 3 parking spaces retained within the current driveway with adequate on site turning.



Proposed Site Plan

Ecology

There was no evidence of bats at the property.

Please refer to NKM Associates Bat Survey Report for all recommendations.

Trees

There are no trees within 15m of the extensions.

Materials

All materials in connection with extensions will be in keeping with the current setting.

Roofs will have plain clay tiles to match existing.

- **IMERYS HF PLAIN CLAY ROOF TILES – WEATHERED**



All existing windows to be replaced and new windows will be traditional painted timber casement.



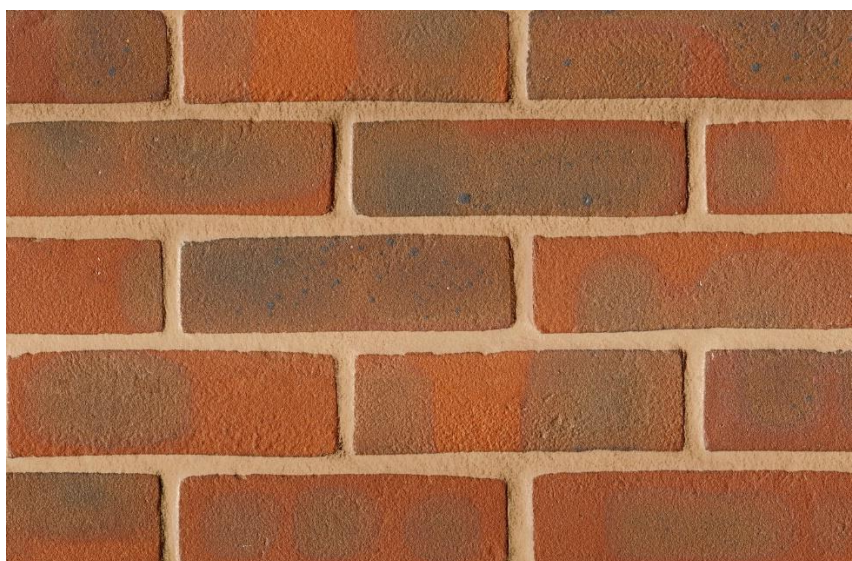


Oak front door

New facing brickwork.

- **Hampshire Stock Red Multi ATR**

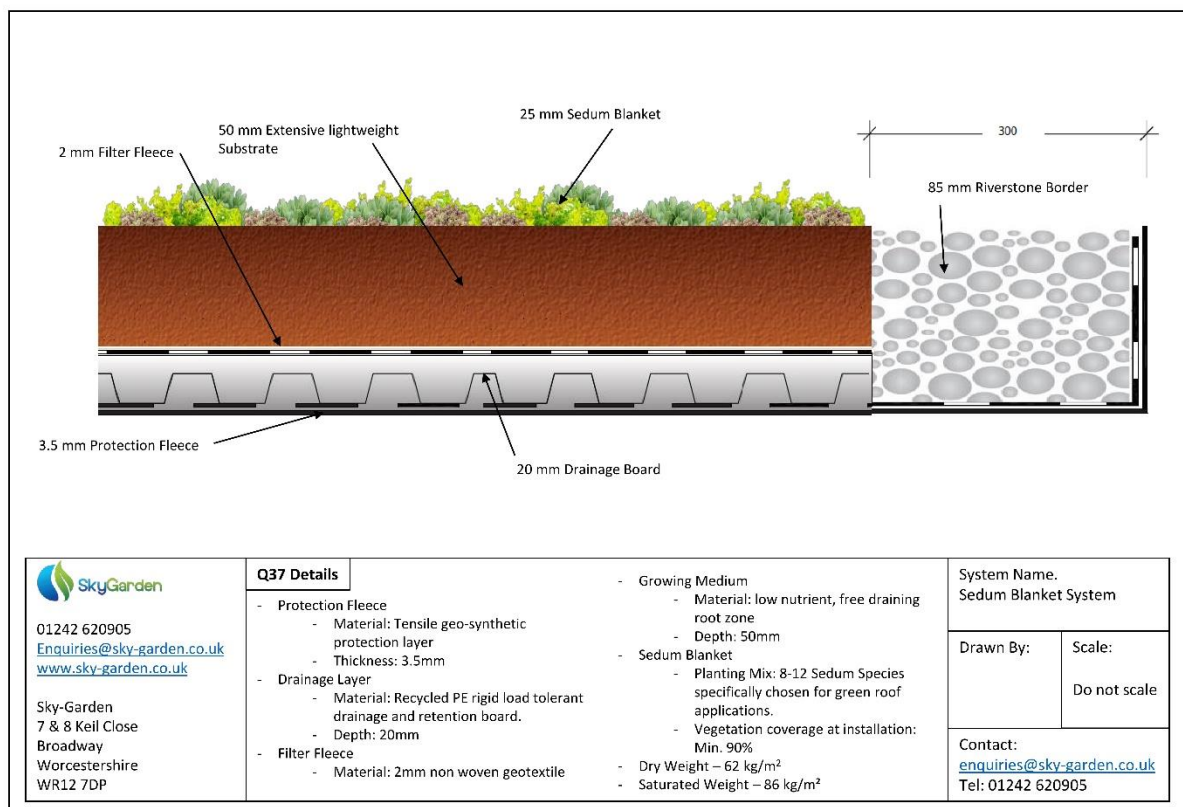
215mm x 102.5mm x 65mm Facing Brick available from Michelmersh. A high quality, traditional stock brick with real character used for projects in conservation areas, prestigious new homes or commercial buildings giving instant kerb appeal. This stock brick features a mix of red colours with highlights of brown and orange hues with a smooth sandfaced finish.



Proposed facing brickwork



Proposed sedum flat roof to lower ground floor extension





Conclusion

This proposal is aligned with the properties within this road, especially towards the north west end where the land slopes away.

The topography lends itself to utilising the lower ground floor. From the front the dwelling appears as 2 storey in scale to match the street scene.

We trust this application can be considered as minor and that the proposals are acceptable. The applicants seek the support of the LPA.