



Design Statement

For

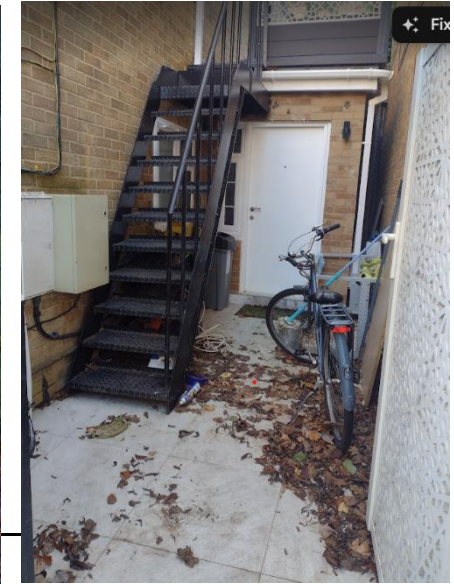
8 Glenrhondda, Reading RG4 8LB

Retrospective Householder Planning Application

for a

Single-Storey Side Extension (Approx. 7.25 sqm)

Prepared by
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Planning Statement and Design & Access Statement

Householder Planning Application for Side Ground Floor Extension of approx. 7.25 sqm

8 Glenrhondda, Reading RG4 8LB

1. Site Description and Context

- The site is located at 8 Glenrhondda, Reading RG4 8LB.
- The property is not situated within a Conservation Area and contains no trees subject to a Tree Preservation Order (TPO).
- The site currently comprises a three-storey detached residential dwelling, which includes an original rear deck at first-floor level constructed as part of the initial build.
- The property is positioned on a steeply sloping terrace, with the rear garden benefiting from a wide deck accessed from the first floor. This deck spans the entire area below, including the rear ground-floor elevation, and has been in place since the property was built.

2. Social Context Considerations

- The applicant, Dr. Okily, has been residing at the property for almost 10 years. During this time, his children have grown up and are now of high school and university age, requiring additional space to support their educational and recreational needs. The proposed development seeks to provide a modest increase in floor area, with direct access from the front of the property, to accommodate a study area

and a home gym. These spaces are intended for use by the applicant's children and their friends, promoting a healthy and productive environment within the family home.

3. Summary of Proposed Development

- Planning permission is sought for Side Ground Floor Extension of approx. 7.25 sqm
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4. Supporting Documents and Drawings

1. Site Location Plan
2. Existing Block Plan
3. Proposed Block Plan
4. Existing Ground Floor Plan
5. Proposed Ground Floor Plan
6. Existing First Floor Plan
7. Proposed First Floor Plan
8. Existing Third and Roof Plan (No changes proposed)
9. Existing and Proposed Front Elevation
10. Existing and Proposed Rear Elevation
11. Existing and Proposed East Elevations
12. Existing and Proposed West Elevation

5. Design Overview

- The additional floor area measures approximately 7.25 sqm. It has a very low level of street presence and will make efficient use of the space beneath the existing deck.
 - The proposal is **sensitively designed** with reference to the surrounding architecture and respects the visual character and scale of neighbouring properties.
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6. Materials and Appearance

The design utilises materials that are complementary to the existing dwelling:

- **Walls:** Yellow brickwork to match the existing external materials
- **Roof:** extending the same existing deck area material.
- **Windows:** All new windows will be double-glazed with
- **Rainwater goods:** White uPVC

8. Conclusion

This well-considered proposal responds directly to the **social needs** of the applicant's household and particularly their growing children needs while maintaining a scale and appearance in keeping with the local context.

We respectfully request that Reading Borough Council supports this application and grants planning permission.

Kind regards,

Walid Omeir

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MASKAN Architectural and Planning Services

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