

Statement in Support of a Section 73 Application for variation of conditions
at 1 Froxfield Avenue, Reading RG1 6LR
for the

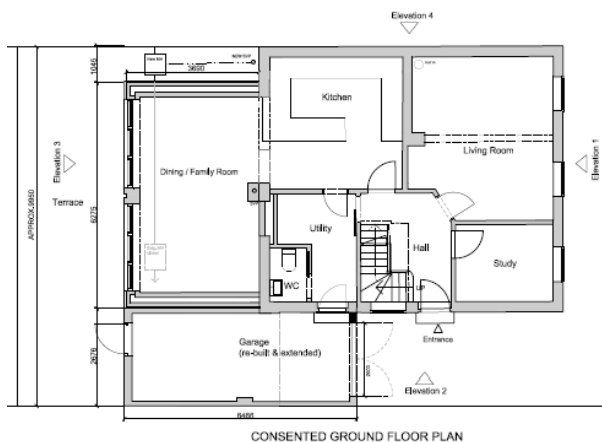
Variation of condition 2 (Approved Plans) of planning permission PL/22/0196 (Proposed demolition of Existing garage and utility room. Erection of new garage to side of existing building on Ground Floor Level, First Floor side and rear extension above new garage and rear extension with one new dormer) to replace approved plans with proposed widened rear extension.

1. Relevant Planning History

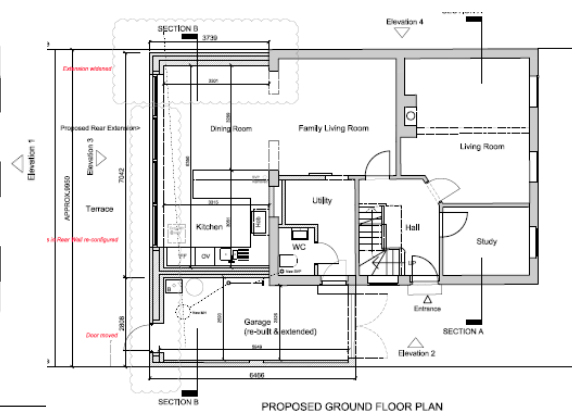
PL/22/0196 - Proposed demolition of Existing garage and utility room. Erection of new garage to side of existing building on Ground Floor Level, First Floor side and rear extension above new garage and rear extension with one new dormer. Approved 27 April 2022

2. The Proposal

Following granting of planning permission for proposed works under application PL/22/0196, part of the works to the First-Floor dormer have been completed and the applicants are progressing with the works of the rear extension. Following re-design of the kitchen / dining area on the Ground Floor layout and the First-Floor layout, the new proposed drainage arrangement is no longer required, which would have necessitated installation of a new inspection chamber over the shared lateral sewer at the boundary with 2 Froxfield Avenue. This chamber was the reason to create the approx.1m wide set-back of the rear extension to the boundary line.



Consented Ground Floor Plan



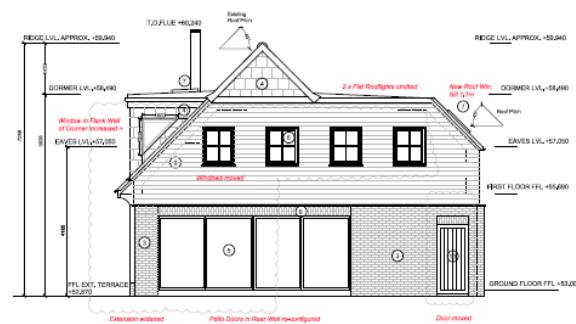
Proposed Amended Ground Floor Plan

As the kitchen in its new location and configuration (shown on the right above) can now drain into the existing sewer run via an inspection chamber moved into the garage, the reason for the set-back to the boundary with 2 Froxfield Avenue is obsolete and it is desired to gain additional floorspace on the Ground and First Floors by widening the extension to the boundary.

3. Conclusion

The wider rear extension would not add height to the chalet-bungalow style First Floor of the rear extension by extending the roof downwards towards the eaves to infill the set-back.

The height, massing and contour of the proposed extension as seen from 2 Froxfield Avenue would not be different from the consented scheme, as the comparison between consented and proposed rear elevation below illustrate.



No additional roof windows are proposed in the extended roof, and no windows or other openings are proposed in the flank wall of the widened rear extension. We suggest that the proposed amendment does not adversely impact the amenity of the adjacent property at 2 Froxfield Avenue.

ends