

Kosma Rybak Ltd

124 City Road

EC1V 2NX London

Mobile: 0771 9700256

Email: m@kosmarybak.com

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

21st April 2026**Householder Planning Statement****Property: 41a Blandford Road, Reading RG2 8RG****1 Introduction & Context**

The applicant has instructed Kosma Rybak Ltd to submit a Householder Planning Application for the above property. The application relates to a detached dwelling situated on the east side of Blandford Road, just north of the roundabout connecting Meadowcroft Rd, Exbourne Rd, and Blandford Rd. The character of the surrounding area is residential. This application seeks formal permission for the conversion of the existing garage into habitable living space, the relocation of the principal house entrance, and associated external alterations including changes to the colour and finish of windows, doors, and elevational materials visible from the street, as well as the replacement of the existing rear French doors and window with bi-fold doors.

2 Description of Proposal**Conversion and Alterations**

The proposal seeks permission for the conversion of the existing garage into habitable living space. As part of this reconfiguration, the existing principal entrance and porch will be enclosed and repurposed as a pantry, accessible solely from the interior of the dwelling.

Relocation of the Principal Entrance

The existing lavender-coloured garage doors will be removed. The new principal entrance to the property will be established within the existing garage aperture. To provide weather protection and architectural depth, the new entrance will be recessed by 800mm from the front building line, creating a sheltered external porch.

3 Design and Scale

External Materials and Aesthetic Improvement

The project aims to enhance the property's visual amenity by replacing the current high-contrast elements with a more refined and contemporary palette:

Cladding: Existing white cladding visible from the street will be repainted or replaced with high-quality grey cladding.

Rainwater Goods: All visible from the street gutters and downpipes will be updated to a matching grey finish.

Design Rationale and Context

The design intent is to move away from the current disparate colour scheme towards a more muted, cohesive, and elegant front elevation. This approach is considered appropriate for the local context, as the surrounding street scene is characterised by a significant variety of architectural styles, facade colours, and finishes. The proposed alterations are modest in scale and will contribute positively to the character and appearance of the residential area.

4 Impact on Privacy and Amenity

Overview

The proposed development has been carefully designed to ensure that it maintains the residential amenity of neighbouring occupiers and does not result in any adverse impact on the surrounding area.

Privacy and Overlooking

The proposal does not include the installation of any new window apertures on the side elevations. All external alterations are confined to the front elevation and the internal reconfiguration of the existing footprint. Consequently, there will be no loss of privacy or increased overlooking toward neighbouring properties or gardens.

Overshadowing and Outlook

As the project involves the conversion of the existing garage within its current shell and does not include any upward or outward extensions, there is no increase in the building's massing. Therefore, the proposal will not result in any:

- Loss of natural light or overshadowing;
- Loss of outlook;
- Overbearing impact on adjacent dwellings.

Aesthetic and Noise Impact

The proposed change of materials and colours to a more muted palette is intended to enhance the visual amenity of the street scene. The use of the converted space remains strictly residential, consistent with the character of the area, and will not generate any additional noise or disturbance beyond what is typical for a single-family dwelling.

5 Conclusion

In summary, the proposed development represents a high-quality and sensitive enhancement of the existing dwelling. The conversion of the garage into habitable space, along with the relocation of the principal entrance, will significantly improve the internal functionality of the home while providing a more practical and sheltered access point for the residents.

The proposed external alterations, including the replacement of high-contrast materials and the lavender-coloured garage doors with a more muted and cohesive grey palette, have been designed to improve the property's visual amenity. These changes will create a more elegant and contemporary front elevation that sits harmoniously within the street scene, respecting the diverse architectural character of the surrounding area.

The proposal does not increase the building's footprint or height, ensuring there is no adverse impact on the privacy, natural light, or residential amenity of neighbouring properties. Furthermore, the alterations are minor in nature and align with the principles of good design as set out in both local and national planning policies.

In light of the above, we believe the proposal is a sustainable and appropriate development for this site, and we respectfully request that planning permission be granted.

The online application comprises of the following:

1.	Application Form
2.	Cover Letter
3.	Site Location Plan
4.	P02 Existing Site Block Plan
5.	P04 Existing Ground Floor Plan
6.	P05 Existing First Floor Plan
7.	P06 Existing Roof Plan
8.	P07 Existing Elevations
9.	P08 Proposed Site Block Plan
10.	P10 Proposed Ground Floor Plan
11.	P11 Proposed First Floor Plan
12.	P12 Proposed Roof Plan
13.	P13 Proposed Elevations
14.	Fee plus service charge paid online by the applicant.
15.	CIL form

This is an important matter for the applicant, and we would therefore be grateful to maintain a dialogue with you throughout the processing of this application.

We trust the enclosed is satisfactory to enable you to validate the application.
If additional information is required, please do not hesitate to contact us.

Thank you for your assistance on this matter.

Yours faithfully



Kosma Rybak
Director, Architect ARB