

PROPOSED JULIET WINDOW AMENDMENTS

Owner-prepared planning drawing pack | Revision P03 | 28 July 2026

Project and approved baseline

Property	35 Brooksby Road, Tilehurst, Reading, RG31 6LZ
Applicant	Mrs Sylwia Ochnicka-Bento
RBC reference	210278 / PL/21/0278
Existing consent	Certificate of Lawfulness for proposed loft conversion, decision 9 April 2021
Certified drawing	P1189A-03 Revision A, dated 7 April 2021
Approved dormer	Rear dormer, 4,820 mm overall width

Proposed change

- Replace the approved bedroom window with a four-part, full-height glazed Juliet opening.
- Two central French doors to open inward; two narrow full-height fixed sidelights.
- Replace the approved small bathroom window with one full-height obscure-glazed tilt-and-turn unit.
- Provide separate black metal Juliet guards; no projecting platform and no external standing area.
- Dormer footprint, overall width, height, roof form, cladding, volume and position remain unchanged.
- P03 retains the P02 window geometry and swaps the ensuite WC and basin positions so both fittings remain clear of full-height opening JW-02. No external dimension or opening change.

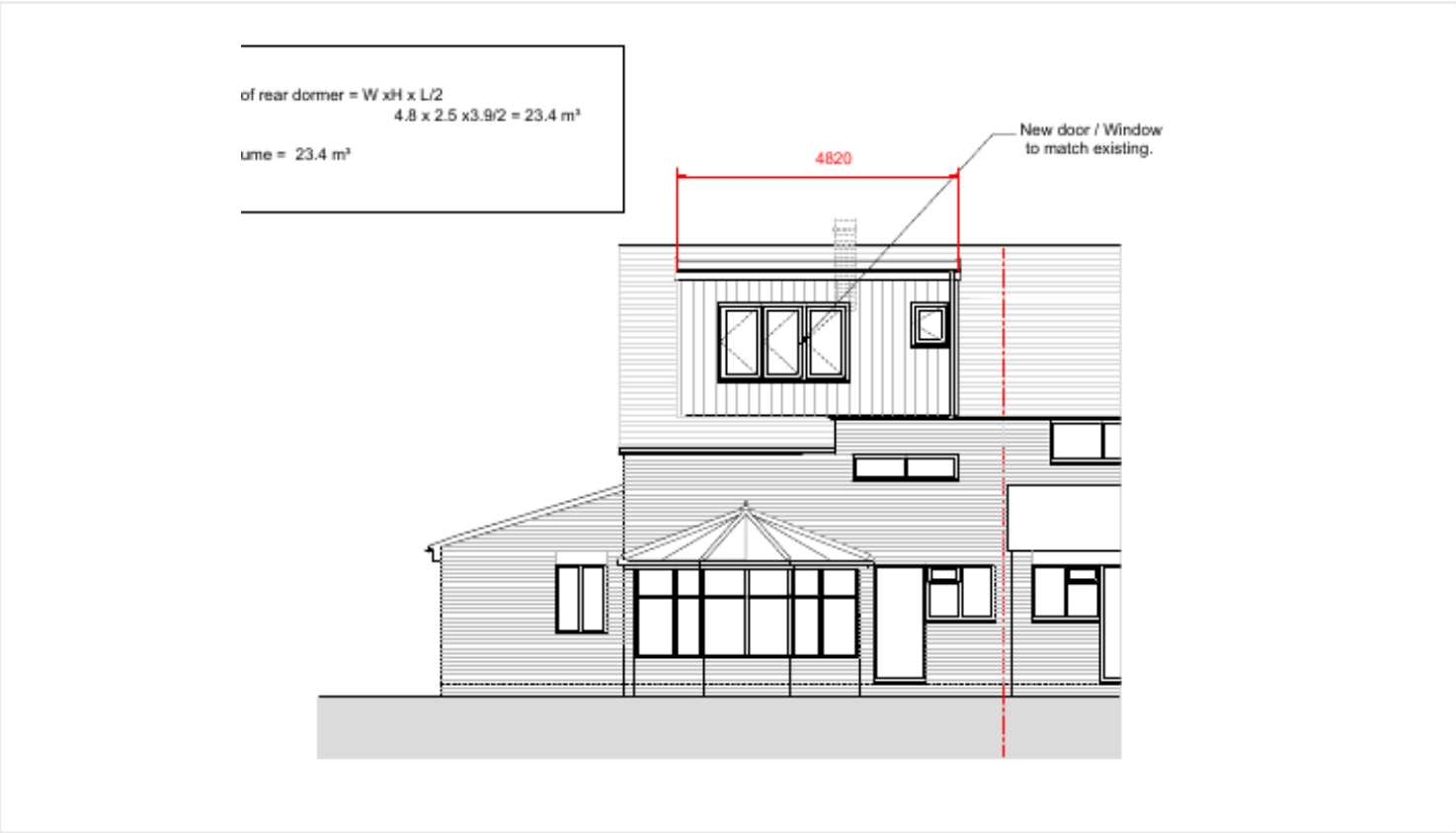
Status and limitations

Prepared by the property owner for planning review. This pack records the intended appearance and preliminary opening sizes; it is not a structural or construction design. All dimensions must be checked on site. Final structural openings, lintels/headers, glazing specification, ventilation, guarding, balustrade loads and fixings must be designed or confirmed by the appointed structural engineer, window supplier and Building Control before manufacture or construction.

35 BROOKSBY ROAD, TILEHURST, READING RG31 6LZ	
COVER, DESIGN BASIS AND REVISION SCOPE	
Applicant: Mrs Sylwia Ochnicka-Bento	P03
Drawing: SBO-JW-00	Scale: NTS

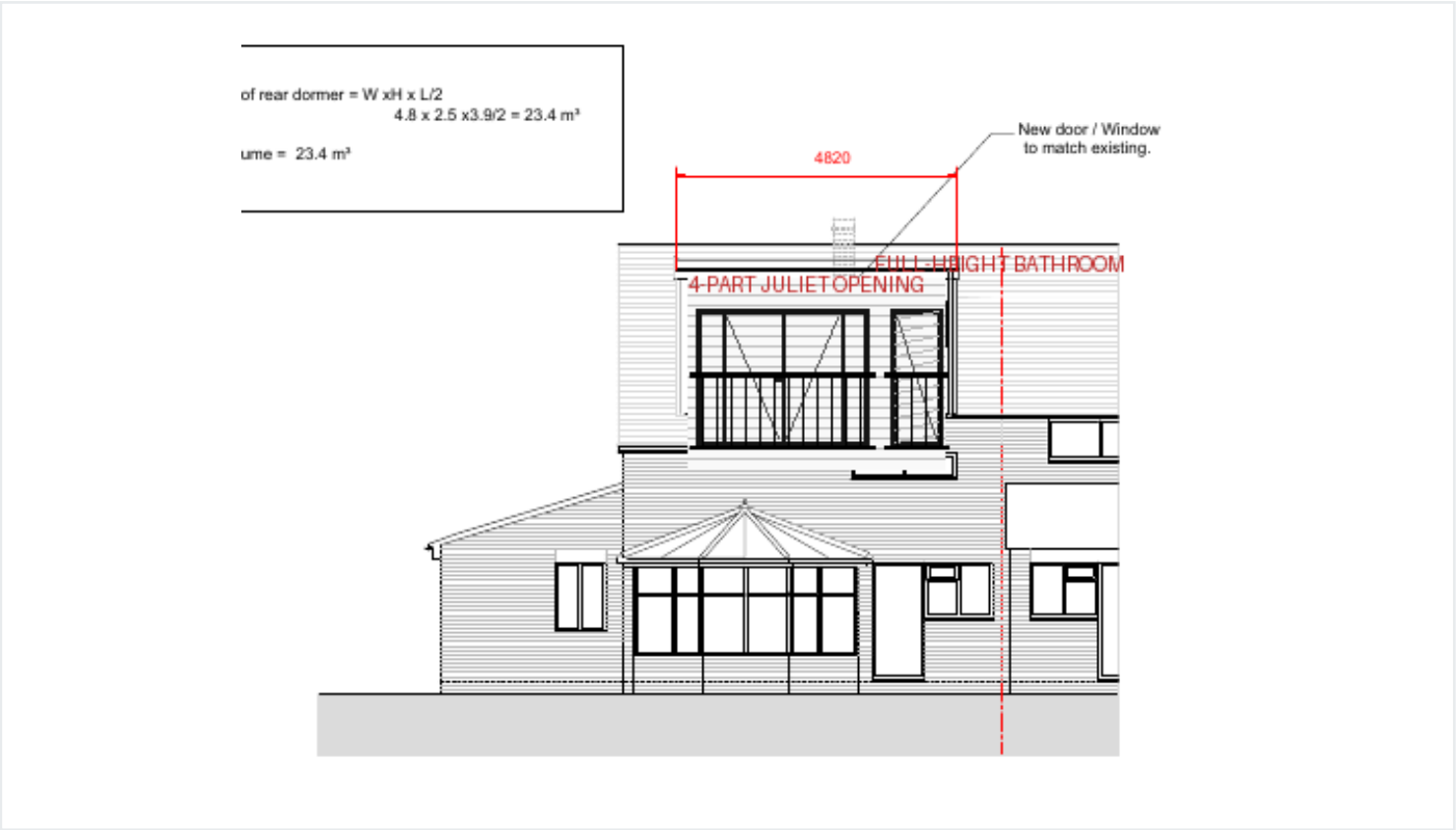
APPROVED AND PROPOSED REAR ELEVATION

Based on Reading Borough Council certified drawing P1189A-03 Rev A



A. CERTIFIED REAR ELEVATION EXTRACT - EXISTING APPROVAL

Reference extract only. Approved dormer overall width: 4,820 mm.



B. PROPOSED REAR ELEVATION - JULIET OPENINGS

Dormer envelope unchanged. Window/door configuration revised only.

Proposed elevation notes

1. Bedroom: 2,200 mm wide x 2,100 mm high preliminary structural opening; verify on site.
2. Bedroom composition: 350 fixed + 750 inward-opening + 750 inward-opening + 350 fixed.
3. Bathroom: 700 mm wide x 2,100 mm high preliminary full-height tilt-and-turn unit; obscure safety glazing.
4. Black metal vertical-bar Juliet guards, 1,100 mm minimum guarding height; no platform.
5. Frame colour: anthracite grey / black to match the selected external palette.
6. Juliet thresholds remain at loft finished-floor level; openings are wholly contained within the dormer face above the first-floor floor/roof zone.
7. First-floor bathroom and relocated bedroom windows remain physically separate below and must be shown/checked on their own first-floor elevation detail.

35 BROOKSBY ROAD, TILEHURST, READING RG31 6LZ	
APPROVED / PROPOSED REAR ELEVATION	
Applicant: Mrs Sylwia Ochnicka-Bento	P03
Drawing: SBO-JW-01	Scale: Diagrammatic

PROPOSED LOFT PLAN AND WINDOW SCHEDULE

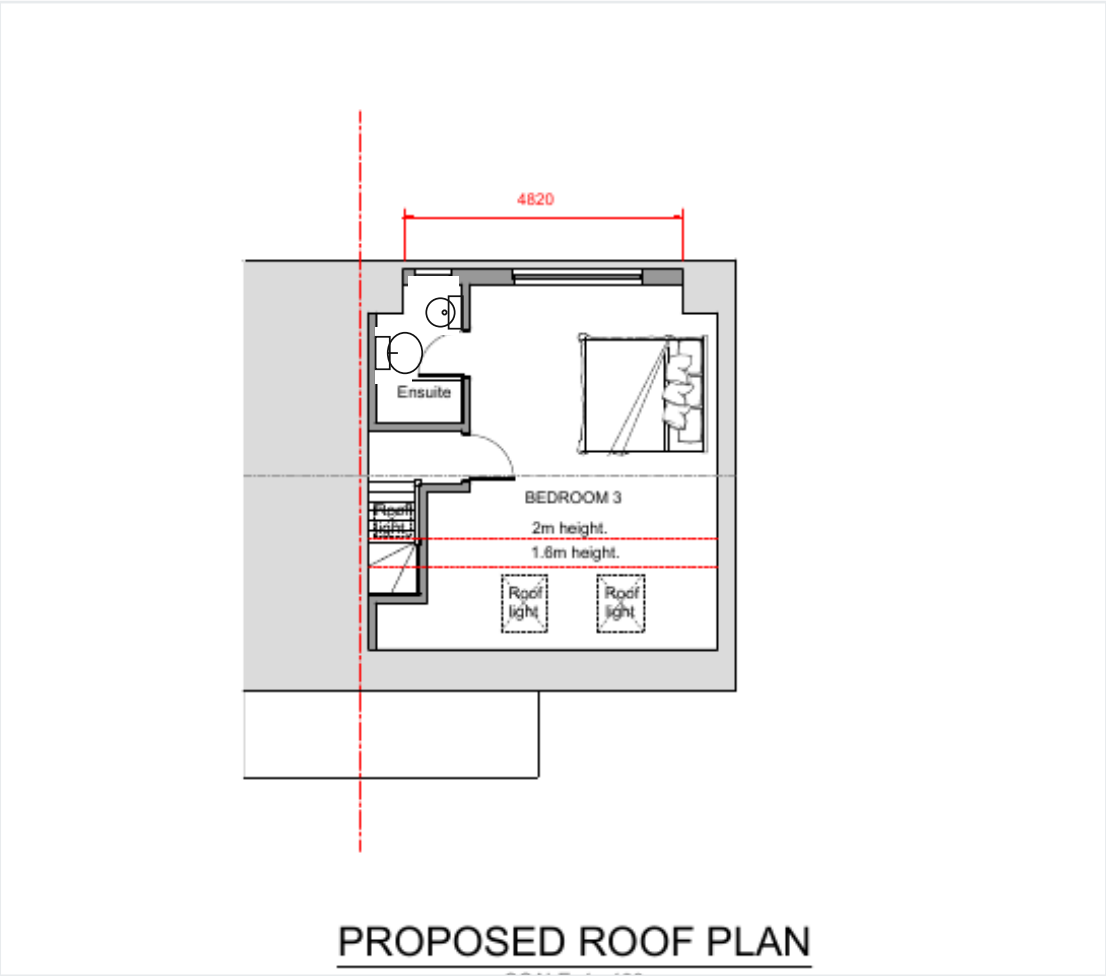
Ensuite sanitary positions revised; dormer footprint and all external dimensions unchanged

Window and guard schedule

Ref	Room	Prelim. opening	Configuration	Glazing
JW-01	Bedroom	2200 x 2100	2 inward-opening doors + 2 fixed sidelights	Clear safety glazing
JW-02	Ensuite	700 x 2100	Single inward-opening tilt-and-turn	Obscure safety glazing

Plan notes

- JW-01 and JW-02 are centred within their respective rooms as closely as structure and internal finishes permit.
- Maintain adequate solid dormer cheek and separating stud widths as confirmed by the structural engineer.
- No change to the certified 4,820 mm dormer width, footprint, height or roof volume.
- Final clear opening and ventilation performance to satisfy Building Regulations and supplier requirements.
- Bathroom mechanical extract ventilation remains required irrespective of the openable window.
- Ensuite WC and basin positions swapped; both fittings remain clear of full-height opening JW-02.



PROPOSED LOFT PLAN - WINDOW AMENDMENT LOCATIONS

Approved plan used as a spatial reference; window openings revised as scheduled.

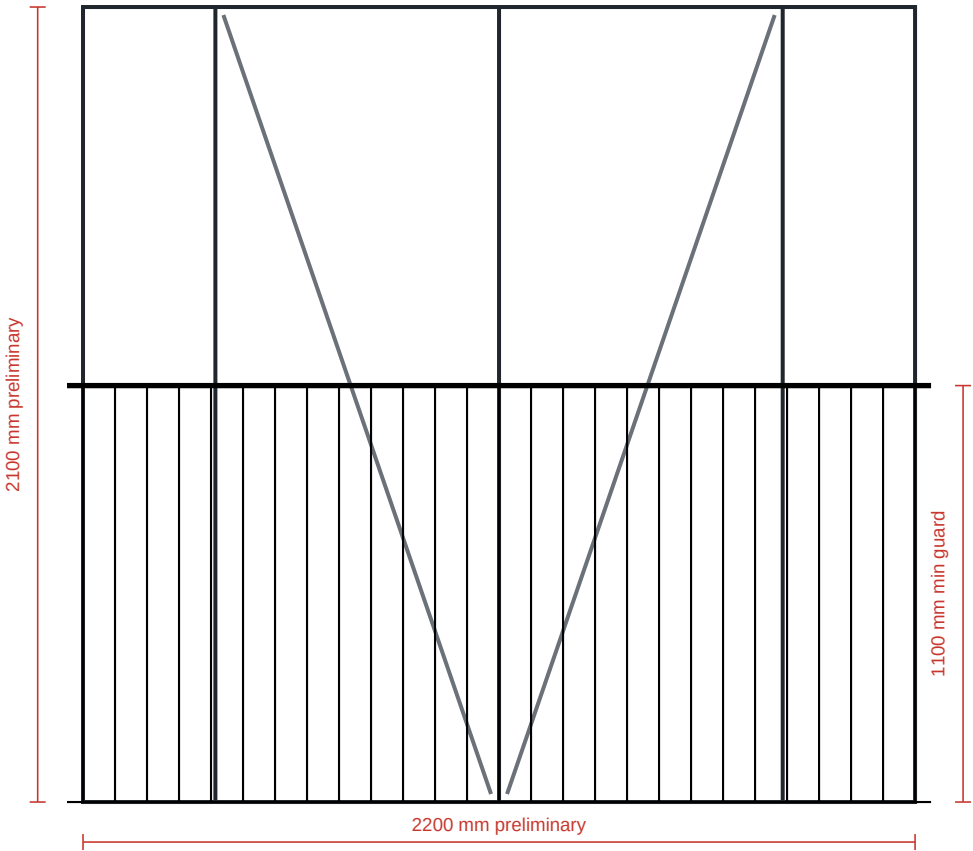
35 BROOKSBY ROAD, TILEHURST, READING RG31 6LZ	
PROPOSED LOFT PLAN AND WINDOW SCHEDULE	
Applicant: Mrs Sylwia Ochnicka-Bento	P03
Drawing: SBO-JW-02	Scale: NTS

PROPOSED JULIET OPENING DETAILS

Preliminary dimensions for planning purposes - final manufacture subject to site survey

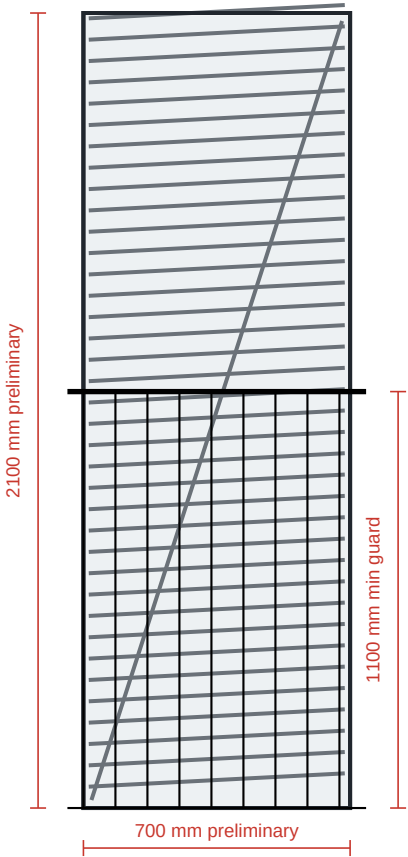
JW-01 - BEDROOM

Two inward-opening central doors with fixed full-height sidelights



JW-02 - BATHROOM

One full-height inward-opening tilt-and-turn unit; obscure safety glazing



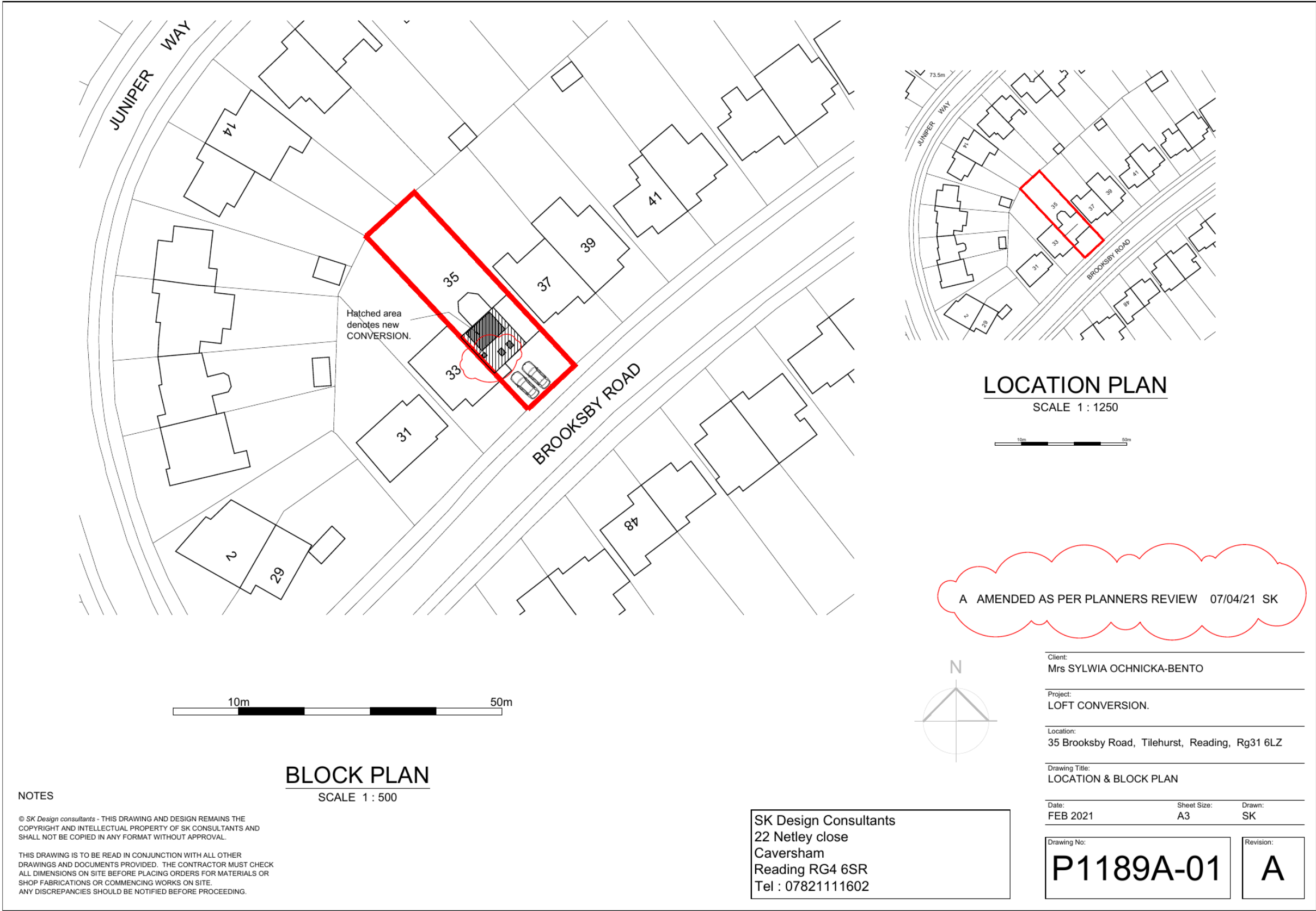
Technical intent

- All opening leaves inward-opening; no outward projection beyond the dormer face.
- No balcony platform, step-out area or external access is proposed.
- Guard design to resist applicable horizontal loads and be fixed to structure, not solely to window frames or finishes.
- Openings in metal guarding to prevent passage of a 100 mm sphere; avoid readily climbable horizontal rails.
- Critical-location glazing to be toughened/laminated safety glass and permanently marked to the applicable standard.
- Final U-values, background ventilation, weathering, cills, DPCs and interfaces to Building Control and supplier design.

35 BROOKSBY ROAD, TILEHURST, READING RG31 6LZ	
JULIET OPENING AND GUARD DETAILS	
Applicant: Mrs Sylwia Ochnicka-Bento	P03
Drawing: SBO-JW-03	Scale: 1:20 indicative

APPROVED LOCATION AND BLOCK PLAN - UNCHANGED

Previously certified under application 210278 / PL/21/0278



Included for application context only. No site boundary, location or block-plan change is proposed.

35 BROOKSBY ROAD, TILEHURST, READING RG31 6LZ	
APPROVED LOCATION / BLOCK PLAN - UNCHANGED	
Applicant: Mrs Sylwia Ochnicka-Bento	P03
Drawing: SBO-JW-04	Scale: As original