

**Householder Planning Application Statement for  
52 Oatlands Road, Shinfield, Wokingham, RG2 9DN**

**Introduction**

This Householder application seeks to change the approved plans of planning consent 240188 for the development at 52 Oatlands Road. The original consent includes a part single-storey, part two-storey front extension, part single-storey, part two-storey rear extension, and garage conversion following the demolition of front bay windows.

The proposed variation within this application reflects amendments to the approved details, including changes to the fenestration, modifications to the extensions, and removal of the chimney (part retrospective).

**Proposed Amendments**

The following changes are proposed under this application:

1. **Fenestration:**
  - Changes to the position and style of the approved windows and doors.
2. **Front Extension:**
  - Addition of a single-storey front extension.
  - Increased height and width of the front extension at the first-floor level.
3. **Rear Extension:**
  - Increased depth of the rear extension at the first-floor level.
4. **Chimney Removal:**
  - Complete removal of the existing chimney.

These changes aim to enhance the functionality and aesthetics of the property while maintaining compatibility with the surrounding built environment.

**Conclusion**

This householder application seeks to update the approved details under planning consent 240188 to reflect necessary and carefully considered changes. The proposed amendments are consistent with planning policies and will result in a high-quality development that enhances the property's functionality and character.

We respectfully request the Council's approval of this application.