

Planning Statement

October 20, 2025

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Section 73 Variation of condition 2.(revised plans) of planning permission Application to vary condition 2 of planning consent 240839:

652 WOKINGHAM ROAD, READING RG6 7HN

Wokingham Planning team
Shute End, Wokingham Berkshire, RG40 1BN

Date: 20 October 2025

Proposed single storey rear extension, single storey side extension, first floor front extension, gable roof conversion to create habitable accommodation with a rear facing dormer with changes to the fenestration.

Condition 2 refers to the approved details, and the variation is for changes to external materials and fenestration, plus removal of the single storey pitched roof at the side and rear and reduction in the width of the side / rear extension.

- ☐ **External Walls:** The existing brickwork will be replaced with a render finish. *Reason:* A rendered finish will provide a more complementary appearance, and the original bricks (which were previously painted white due to their age) are no longer available.
- ☐ **Roof Design:** The proposed crown roof will be replaced with a flat roof on the rear and side extensions. *Reason:* This will reduce the overall height and create a more balanced and contemporary appearance.
- ☐ **Side Extension:** The width of the side extension will be reduced by 800 mm. *Reason:* To provide necessary access along the side.
- ☐ **Rear Door:** The existing small rear door will be removed and replaced with a solid wall. *Reason:* The door is no longer required for access or function