

Ref. : 8 Peratree Walk, Reading. RG7 1TQ.

Supporting Statement

This statement has been prepared in support of the householder planning application for the proposed rear conservatory at 8 Peartree Walk, Reading RG7 1TQ. The proposal is shown on the submitted drawings and plans.

The Applicant had initially commenced limited preparatory works to the conservatory in good faith, believing the development may have fallen within permitted development rights. However, upon further consideration, the Applicant sought professional planning advice to ensure full compliance with planning legislation.

As soon as it became apparent that planning permission may be required, all construction works were immediately stopped. At present, only the low-level brickwork base has been constructed to an approximate height of 1.0 metre above ground level, with no further works undertaken pending the outcome of this application.

The proposed conservatory is modest in scale and positioned to the rear of the dwelling, where it will remain subordinate to the host property. The design is typical of residential conservatory extensions and is considered sympathetic to the character and appearance of the existing dwelling and surrounding area.

The proposal is not considered to give rise to any material overlooking, loss of privacy, loss of light, or other adverse impact upon neighbouring residential amenity.

The Applicant respectfully requests that the Local Planning Authority give favourable consideration to the application.

End of statement.