

F.T.A.O – Planning Officer, Adriana Garcia Gonzalez

PLANNING STATEMENT – 14.11.24

The proposed works to 31 Wiltshire Road, Wokingham, RG40 1TS are a resubmission of a previously withdrawn 'Householder' planning application and comprises the following extension and alteration works:-

- a two storey side extension with feature front dormer window and 3No. roof light windows to the rear elevation.
- a single storey side extension with 3.0m X 1.2m lantern roof light window set in the new flat roof.
- a 2.0m x 2.0m lantern roof light window to the replacement flat roof over the existing single storey rear structure.
- 2No. dormer windows replacing the 1 existing dormer window on the front elevation.
- a new front entrance and porch canopy.
- replacement windows and doors.
- changes to the fenestration.
- changes to remove the shingle customer parking area and reinstate back to a family garden.
- provide site entrance gates to the existing access and a 1.25m high timber fence positioned on top of the existing dwarf brick wall to the front boundary.
- internal alterations.

The existing building has been occupied by the new owner and applicant Mr Guy Reece has moved into and lived in the property since the weekend of Saturday 21st and Sunday 22nd of September 2024.

Approval of details to comply with conditions of planning permission 231222 was approved on the 5th November 2024 – Application reference 242608.

The proposals are to reinstate the property back to a single residential family dwelling.