

PLANNING STATEMENT

Application Number: 260670

Site Address: 36 Huntingdon Close Wokingham Earley RG6 3AB

This statement is to accompany a planning application to vary Condition 2 of planning consent 220943 for the proposed part single storey front extension incorporating front porch following demolition of existing front porch, part single part two storey rear extension following demolition of existing sunroom plus changes to fenestration. Condition 2 refers to the approved details and the variation is to increase the depth of the single storey front extension by 0.8m, plus addition of a rear Juliet balcony and changes to fenestration.

Planning history for this dwellinghouse is as follows: -

Application Number: 220943

Householder application for the proposed part single storey front extension incorporating front porch following demolition of existing front porch, part single part two storey rear extension following demolition of existing sunroom plus changes to fenestration.

Decision date: 13 May 2022 (Approved)

Application Number: 231567

Application to vary condition 2 of planning consent 220943 for the proposed part single storey front extension incorporating front porch following demolition of existing front porch, part single part two storey rear extension following demolition of existing sunroom plus changes to fenestration.

Condition 2 refers to approved details and the variation is to allow an increase in the depth of the front extension and changes to first floor rear fenestration.

Decision date: 06/09/2023 (Approved)

Application Number: 232506 (Non-Material Amendment)

Application for non-material amendment to planning consent 231567 to reposition the front door and extend the front porch canopy roof.

Decision date: 25/10/2023 (Approved)

Proposal to Vary Condition 2

Increase of Single-Storey Front Extension

To increase the depth of the single-storey front extension from the previously approved 1.2m to 2.0m.

The property faces an open space and is set at a slight angle to the neighbouring No. 34, while the opposite side is bounded by the rear fence of No. 38. Due to this specific orientation and the existing building line, the proposed 0.8m increment is modest in scale. It will not negatively impact the character of the frontage or the wider street scene. Furthermore, this small internal increase will provide a significant and meaningful improvement to the overall usability of the living space.

Approved Drawings to be substituted:

SQS231-PP-100E to SQS231-PP-100F;

SQS231-PP-103F to SQS231-PP-103G; and

SQS231-PP-104F to SQS231-PP-104G