

Planning Statement

Application for Removal or Variation of Condition 2

Site Address: 108 Reading Road, Woodley, Wokingham, RG5 3AD

Applicant: Mr. Raja Ghazanfar Ali

Agent: Mr. Muhtasham Qureshi, Arcadia Design Consultants

LPA Reference: 251184

Date of Original Approval: 5 August 2025

Date of Variation Submission: 15 October 2025

1. Background

The original application approved the following works:

- Single storey rear extension
- Replacement roof with two dormers to create first floor accommodation
- Removal of existing roof and chimneys
- Creation of front and rear roof terraces
- Removal of front bay window and changes to fenestration

The development commenced on 2 October 2025 and is currently under construction.

2. Nature of Proposed Variation

This application seeks to vary Condition 2 (approved plans) to reflect minor amendments to the loft layout and rear elevation. Specifically:

- **Enlargement of the rear dormer** to improve internal bedroom layout and usability
- **Removal of the rear roof terrace**, previously approved, to simplify the design and enhance privacy

The revised drawings submitted (PL/A679/03A and PL/A679/04C) replace the previously approved plans and elevations.

3. Justification for Variation

The proposed changes are minor in nature and do not materially alter the scale or massing of the approved development. The justification is as follows:

- **Improved Internal Layout:**
The enlarged dormer allows for a more functional and spacious bedroom and en-suite arrangement, enhancing the quality of accommodation without increasing the building height or footprint.
- **Reduced Impact on Neighbours:**
The removal of the rear terrace eliminates any potential for overlooking or loss of

privacy. Although the original design included privacy screens, this revision removes the need for mitigation entirely.

- **Design Consistency:**

The revised dormer remains in keeping with the overall design and materials approved, including composite cladding and matching roof tiles. The visual impact remains unchanged from street level and neighbouring views.

- **Neighbouring Context:**

Both adjoining properties are already extended, and the proposed dormer enlargement does not project beyond their rear building lines. There is no harm to residential amenity or daylight access.

4. Planning Policy Considerations

The proposal remains compliant with relevant policies in the Wokingham Borough Council Local Plan, including:

- **CP3 – General Principles for Development**
- **TB21 – Residential Extensions**
- **NPPF Paragraph 130** – Achieving well-designed places

The variation does not introduce new impacts and in fact reduces potential amenity concerns through the removal of the terrace.

5. Conclusion

This variation seeks to improve the internal layout of the loft space while reducing external impact. The changes are modest, well-considered, and consistent with the character of the area. We respectfully request that the Local Planning Authority approve the variation to Condition 2 and accept the revised plans as part of the approved scheme.