

Wokingham Borough Council
Development Management,
Wokingham Borough Council,
Civic Offices, Shute End,
Wokingham,
RG40 1BN

Project: 2024_111 10 Edenham Close, Reading

Date: 28th August 2024

Revision: PL01

Householder Planning Application – 10 Edenham Close, Reading, RG6 3TH

REF: PP-13367218

Dear Wokingham Borough Council Planning,

Introduction

This Planning Statement supports a Householder Planning Application at 10 Edenham Close, Reading, RG6 3TH. The proposed development includes a new single story rear extension and first floor side extension over existing garage and internal reconfiguration, aiming to enhance the functionality and aesthetics of the property while respecting local planning policies and the character of the surrounding area.

Site Description

The application site is located at 10 Edenham Close, Reading, RG6 3TH, within Hawkedon ward of Wokingham Borough Council boundary. The property is a detached house, situated in a predominantly residential area characterized by similar residential properties. The site is not within a conservation area, nor is the building listed.



Front Elevation

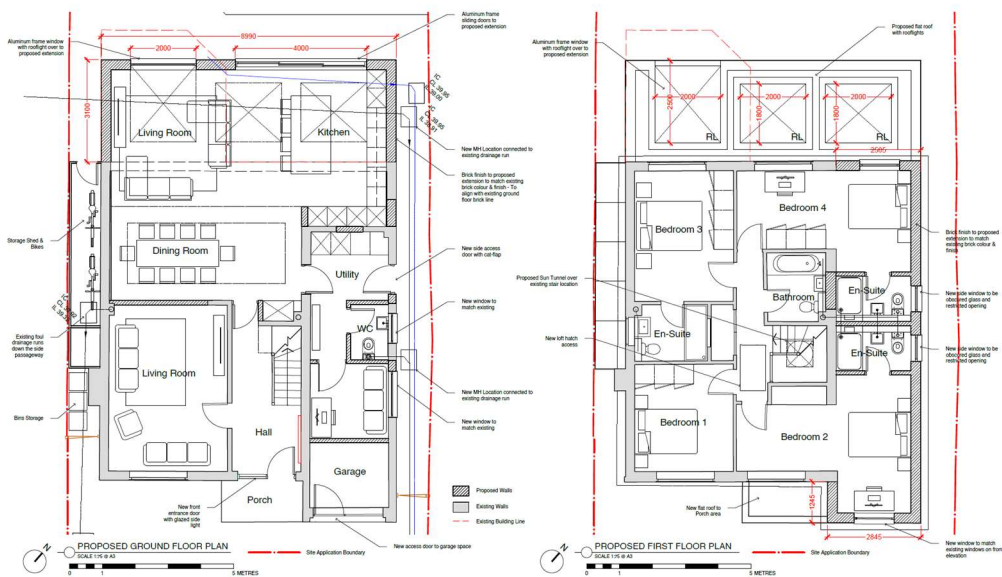


Rear Elevation

Proposed Development

The proposed development includes a single storey extension to the whole width of the rear elevation and first floor side extension over existing garage. Specifically, the proposal includes:

- A single-storey rear extension measuring 3.1 meters on the boundary with no.9 & 11 Edenham Close by 8.990 meters wide, with a height of 2.965 meters at the parapet, constructed using brick to match the existing dwelling.
- New side door and windows proposed accessed from existing passageway around the side of the house. New front door and glazed side light.
- A first floor side extension over the existing garage footprint.
- The existing detached house area is 92.7sqm. New extension area added is 13.6sqm or 15%.



Planning History

A review of the planning history for the site reveals no historic applications. The extensions have been based on a previous planning approval at no.8 Wield Court (App no.072460). Below are some photographs of the completed extension at no.8 Wield Court.



Front Elevation of 8 Wield Court



Front Elevation of 8 Wield Court – As seen from the public highway

Design and Access

The design principles guiding this proposal include:

- **Scale and Massing:** The proposed extension is subordinate to the existing building, maintaining a harmonious relationship with neighbouring properties.
- **Materials and Appearance:** Materials will match or complement the existing structure, ensuring visual continuity.
- **Sustainability:** The proposal incorporates energy-efficient features and sustainable construction practices.
- **The proposed development will not adversely affect access to the property.** Existing access arrangements will be retained, and any changes will comply with accessibility standards.

Below is a 3D visual of the proposed front elevation with side extension.



Proposed Front Elevation 3D View

Conclusion

The proposed development at 10 Edenham Close, Reading, RG6 3TH represents a well-considered and sensitive enhancement to the existing property. It complies with national and local planning policies, respects the character of the area, and minimizes impacts on neighbouring properties. We respectfully request that the Council grants planning permission for this application.

Should you require any further information or clarification, please do not hesitate to contact us.

Yours sincerely,

Niall Green | BA (Hons) MArch PGDip ARB
Director