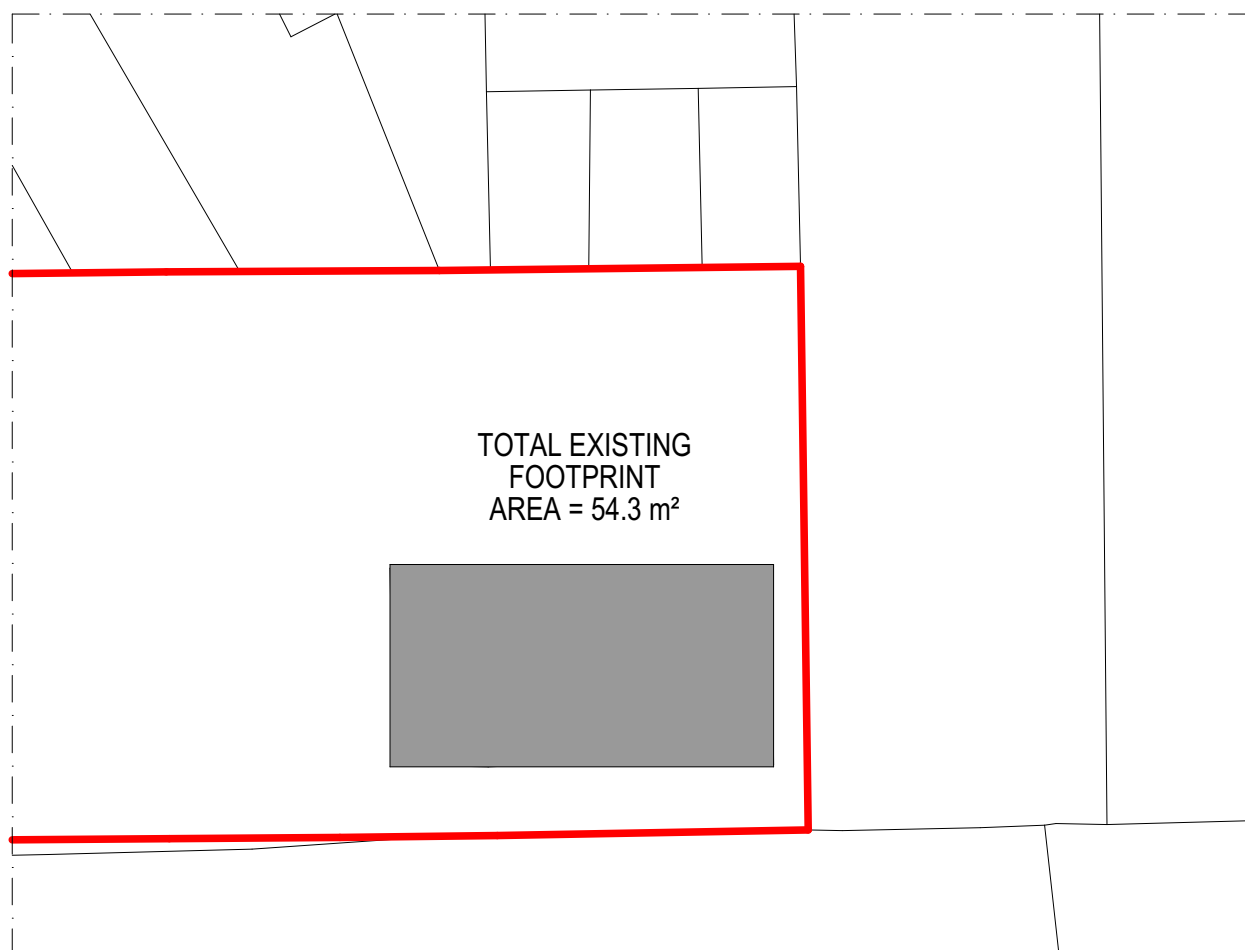
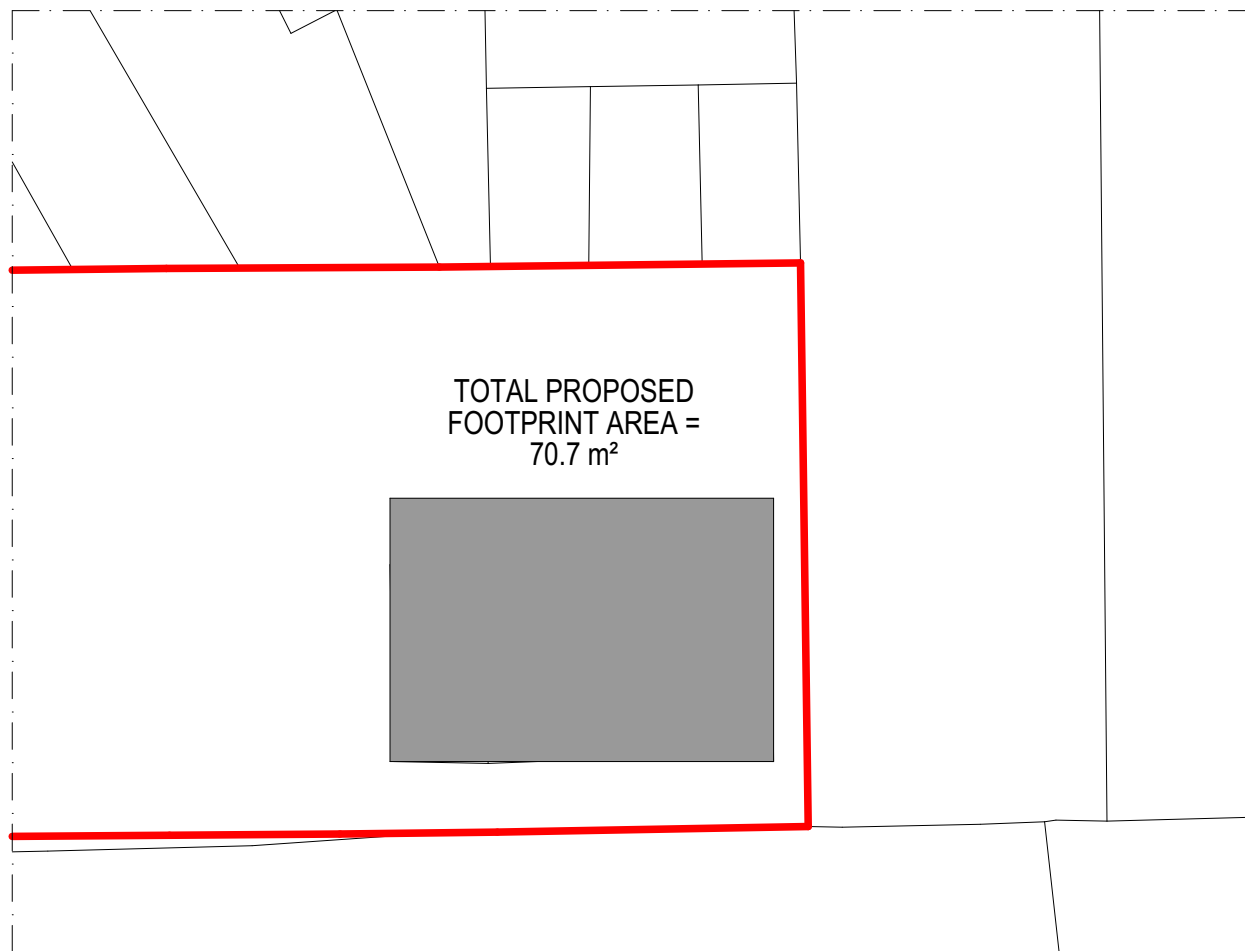




Percentage Increase Calculator

Starting Value: 54.3

Final Value: 70.7

Answer:

= 30.2026% increase

Solution:

Calculate percentage change

from Starting Value = 54.3

to Final Value = 70.7

$$\begin{aligned} & \frac{(\text{Final} - \text{Start})}{|\text{Start}|} \times 100 \\ &= \frac{(70.7 - 54.3)}{|54.3|} \times 100 \\ &= \frac{16.4}{54.3} \times 100 \\ &= 0.302026 \times 100 \\ &= 30.2026\% \text{ change} \\ &= 30.2026\% \text{ increase} \end{aligned}$$

Tree Protection

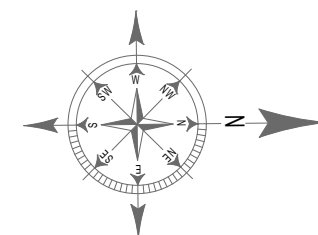
Revision 2 has been carefully designed to utilise the exact footprint of the existing garage raft foundation, ensuring no encroachment into the Root Protection Areas (RPAs) of neighbouring trees. The modest front overhang of the proposed dwelling projects over the existing concrete slab, an area that lies entirely outside any RPA.

Footprint Comparison

The proposed dwelling has a footprint approximately 30.2% larger than the combined footprint of the existing garages. This modest increase is fully accommodated within previously developed land and does not extend into protected or greenfield areas.

Massings and Privacy

The proposed built form is set back 24.8 m from the rear elevation of No. 163 Headley Road East. This generous separation distance, combined with the orientation and window placement, ensures no direct overlooking of habitable room windows occurs in either direction, thereby preserving mutual residential amenity and privacy.



1:200



Drawing:
SITE FOOTPRINT

Job: 1098 Scale: 1:200@A3 Revision: 02

Project:
Land at Headley Road East,
Woodley, Reading, RG5 4JG
Drawing:
Existing Block Plan With
Trees

Date: 04 March 2026 Status: Planning
Drawn By: MW Checked By: COLONY



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