

PLANNING DESIGN STATEMENT

FOR

**PROPOSED SINGLE STOREY/PART TWO STOREY REAR EXTENSION
TO 104 READING ROAD, FINCHAMPSTEAD,
BERKSHIRE, RG40 4RA**

FOR

MR D. TOTTLE AND MS C. PORT

The existing property comprises a four bedroom detached property sitting on a spacious plot.

Currently the existing conservatory is used for a dining room and unfortunately its floor area is lacking and does not provide sufficient facilities for a modern family. In addition the thermal qualities are poor, which creates a cold environment in the winter and hot in the summer. It is for these various reasons a new extension is planned, which resolves the space requirements and thermal standards will now meet current building regulation standards.

At first floor a detached four bedroom house of this size would expect to have the facility of one en-suite. The small increase in floor area at first floor allows for the creation of a master bedroom with a modest en-suite.

The existing and proposed volumes of the dwelling are as follows:-

Existing – 465m³
Proposed – 520m³
An increase of 11.8%

In conclusion these alterations now improve the standards to a satisfactory level.