

RE: WBC Planning Application 241074

To WBC Planning Office:

Below is a summary of the proposed changes to **Planning Application 241074** submitted in respect of alterations to the property (23 Albany Park Drive, Winnersh, Berkshire, RG41 5HZ), following careful consideration of the information provided in the rejection notification of the initial proposal, dated 26th June 2024.

In this notification, the reasons cited for the objection were centred around:

1. The suggested new parking layout - since the existing driveway would have been 'lost' to a double story extension, contrary to *Core Strategy Policy CP6 - Managing Travel Demand*, and *MDD Policy CC07 - Parking*.
2. The loss of external amenity space, due to the proposed re-location of parking spaces to the back garden of the property, contrary to *Policies CP1 and CP3 of the Core Strategy 2012*, *TB06 of the MDD Local Plan*, *The Borough Design Guide SPD* and *Section 12 of the NPPF*.

With this in mind, the updated proposal submitted is instead for only a first floor / single story extension, above a 'car port' structure on the ground floor, meaning that;

1. there is no impact to the property's current parking allocations, since the driveway will remain in its entirety.
2. there is no impact to the back garden whatsoever, since this will also remain exactly as it is today.

As shown on the accompanying drawings;

- the ground floor footprint of the property will remain as is today, barring the construction of 3 new brick pillars being located within the existing property boundary (*Land Registry title deed BK268105 is attached for reference*), which will serve the purpose of supporting the structure above.
- the first floor of the extension will create two additional bedrooms, each with an ensuite, and a small landing area for centralised access.
- all elevations will be no higher than the existing roof.
- all brickwork will also be matching the existing brickwork.

The above changes in the proposed design are made with the intention of achieving the desired goal of additional living space within the property, but importantly taking into account the feedback and comments made on the original application.

Your time and efforts in re-considering this application are greatly appreciated.