

24th April 2026

**Planning Department
Wokingham Borough Council**

Dear Sir / Madam,

RE: Planning Applications for Single Storey Rear Extensions
12 The Orangery, Reading, RG6 1FH

Please accept the enclosed planning applications for the proposed single storey rear extensions at No.12 The Orangery, Reading.

The applications are being submitted alongside one another as both neighbouring properties are in agreement to undertake the development together, sharing the adjoining party wall arrangement. The extensions are also intended to be constructed simultaneously by the same contractor to ensure a coordinated and consistent design approach across both dwellings.

The proposed extensions project 4 metres beyond the existing rear elevation and are designed with a contemporary flat roof form with an overall height of approximately 3 metres from ground level. A parapet roof detail has been incorporated to provide a clean and seamless architectural appearance whilst respecting the character of the existing terrace.

The external materials have been carefully selected to match the existing dwellings, including finishes to walls, roofing elements, and white uPVC windows and doors, ensuring the proposals integrate sympathetically with the host properties and surrounding street scene.

Both applicants are fully supportive of the coordinated approach and consider that constructing the extensions together significantly reduces any perceived impact in relation to light, outlook, and overall visual appearance between the adjoining properties. The mirrored nature of the proposals creates a balanced and harmonious form of development.

Furthermore, similar rear extensions and alterations have already been carried out within The Orangery, demonstrating that such additions are characteristic of the area and can be accommodated without causing harm to neighbouring amenity or the wider character of the development.

The proposals will provide improved internal family living accommodation whilst maintaining an appropriate scale and appearance in keeping with the existing properties.

We respectfully request that the applications are considered favourably and approved accordingly.

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

Yours faithfully,

**Safdar Hussain
Arcadia-Designs Group**