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Planning Statement for

Variation of condition 2
of planning Permission ref 231458
45 Hyde End Lane Spencers Wood
Wokingham RG7 1 EP

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Planning Permission reference 231458, at 45 Hyde End Lane Spencer's Wood Wokingham RG7 1EP was granted for a two story and single-story rear extension, Extension to the existing garage and first floor to form habitable space/bedrooms. Replacement of existing flat roof with a new pitch roof following demolition and replacement of the existing front bay window. The above permission has been carried out.

Variation to Condition 2

The proposal is a modification of the granted permission reference 231458.

The current application seeks permission for the following variations.

Parapet height.

During the course of the construction, it was deemed necessary to increase the height of the parapet wall to the rear flat roof to provide and safeguard the property against water and driving rain given the impact of the increased rainfall. The parapet's height has increased by less than 300mm. The increase in height may be considered de minimus as it has no impact on the neighbouring properties.

- The adjacent property number 47 has a parapet wall. The parapet wall to number 45 has been kept at a lower level to this semi-detached property. There has been no objection to the height of the neighbouring property's parapet height. The increase in height to number 45 can be considered to have even less impact given it is lower.
- The parapet can only be seen from the rear of the property. The rear garden to number 45 is 86 meters long. This does not include the gardens of the rear properties themselves increasing the distance between number 45 and the rear houses by an even greater margin. This minimal increase in the parapet height can be considered to have no bearing on the rear properties.
- Similarly, the adjacent houses are not affected by the minimal increase in height. The extension is single story .
- The increase in parapet height shields the neighboring properties from light from the roof lights.

Garage

During the course of the work the client considered that the dining area was not required as they considered the kitchen to be of an adequate size for them. They also recognize that in the future should one of their families or a future buyer want to take over the house the original dining area can be reincorporated. They did however need storage for the garden. An internal wall has been built separating

the garage from the storage area for garden storage. The only difference from the appearance of the original planning permission granted is the alteration to the rear doors, from glazed doors to an up and over door.

This section of the building is a single story.

- There has been no change in the area or volume that was originally granted permission.
- The rear houses are too far away for these doors to have an impact on the rear properties.
- The door is not visible to the adjacent properties due to the separating fences.

The doors impact can be considered to have no impact on adjacent properties.

For clarification as there has been a claim that levels have been changed.

There has been no change to external ground levels.

The extension lines up with internal floor levels.

The garage level remains the same as the original garage.

Given the above we seek approval from the Council.

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