

ITEM 01:
Element: New Build - 45 Degree Right of Light
Note 1: The ground floor rear extension proposed is single storey, with a pitched roof and falls within the Right of Light criteria.

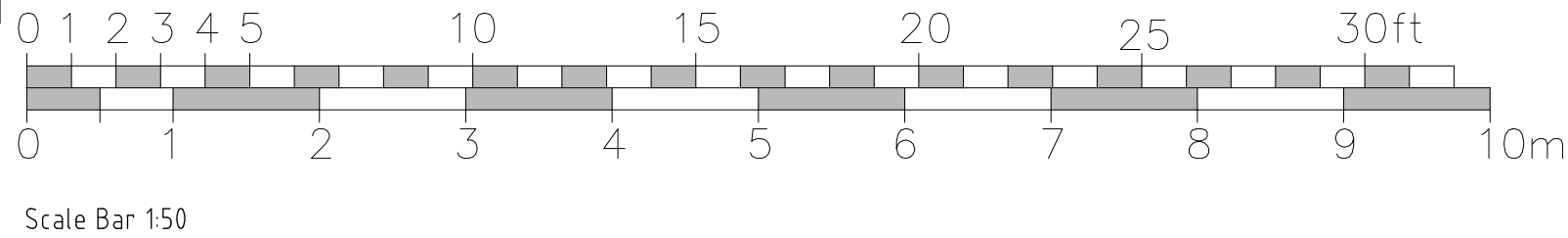
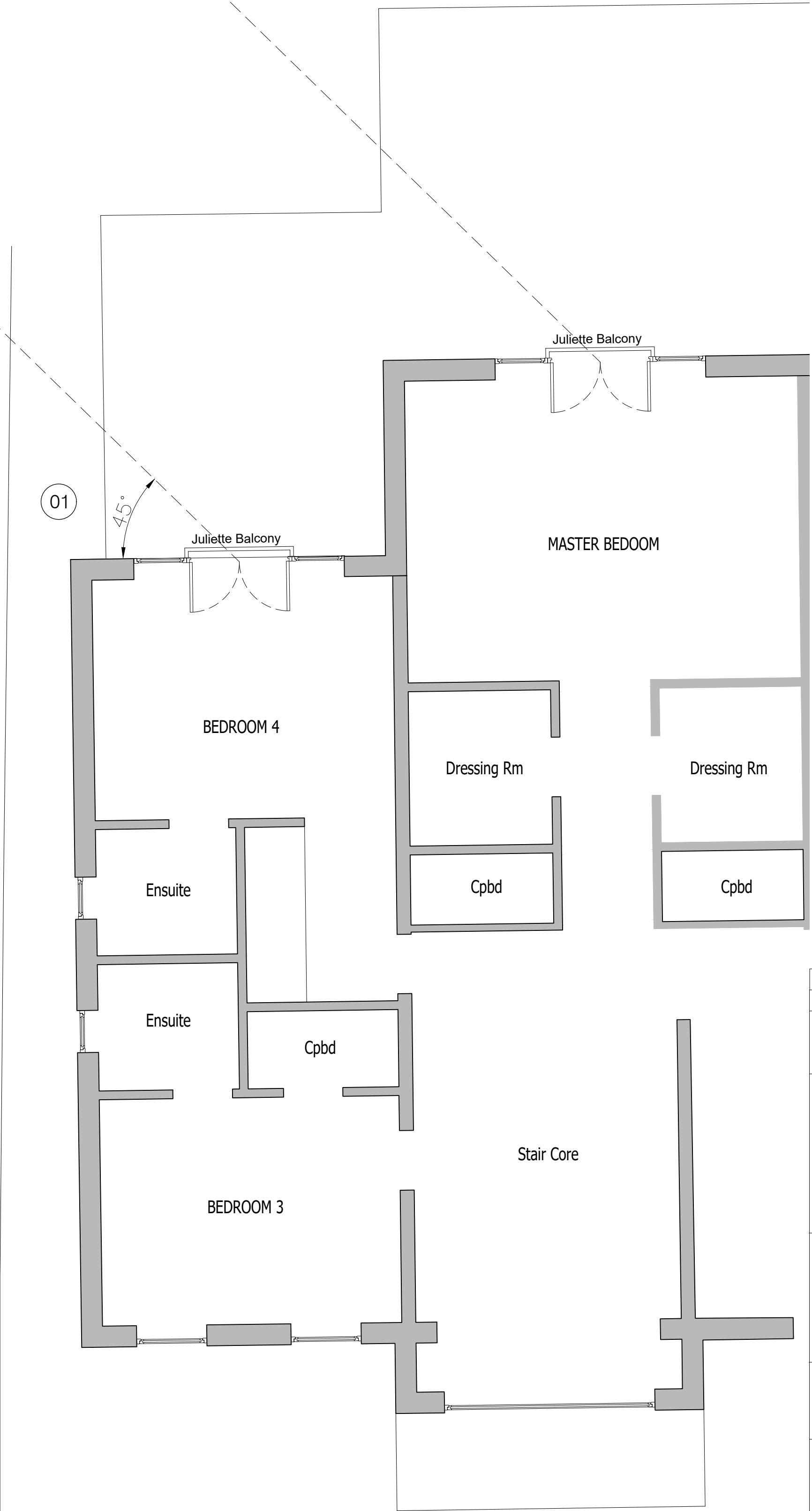
ITEM 02 + 03:
Element: Walk on Terrace - Over Looking
Note 1: The terrace denoted is for the sole use of Bedroom 1.
Note 2: Potential over looking to the amenity space of 12A South Drive is restricted by the proposed pitched roof to the single storey rear extension, together with the significant set back of the terrace from the boundary.
Note 3: Bedroom 2 is restricted to a Juliette Balcony only (Item: 03). There is no intention for the walk on terrace denoted to be extended to serve Bedroom 2.
Note 3:The French doors and side lights proposed to Bedroom 2 replace an already existing window with an existing width of aperture circa: 2200mm.
Note 4: The pitched roof serving the proposed single storey rear extension will in turn assist in reducing potential overlooking by 12A South Drive Road via their own Juliette Balconies serving Bedrooms 1 + 4 at first floor level and via a further Loft room at second floor level (not denoted), all of which increase their vantage point for potential over looking the amenity space of 12, South Drive.

ITEM 04:
Element: Side Facing Window - Over Looking
Note 1: The proposed window serving the Ensuite to Bedroom 2 will comprise of obscure glazing (fixed panel + opening casement) with the top hung opening section set such that it falls no lower than 1700mm A.F.F.L.

ITEM 05:
Element: Side Facing Window - Over Looking
Note 1: The reconfigured window to Bedroom 4 is in fact an existing aperture that is to be reduced in width as part of the scheme design.



FIRST FLOOR PLAN As Proposed
Scale 1:50



All dimensions are to be checked on site before work commences.
Figured dimensions to be taken in preference to scaled dimensions.
If in doubt please ask.
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A	Text notes + Part 12A South Drive floor plan added.	29-06-2026	DH
Rev	Description	Date	Initials
FOR PLANNING SUBMISSION			
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Project: 12, South Drive Sonning Reading RG4 6GB			
Client Mr and Mrs. M. Omer			
Drawing Title: General Arrangement Plans First Floor Level - As Existing and Proposed			
Scale: Varies @ A1 Dwg. No.:		Rev.:	
-		2605-P102	
Drawn by: DH		A	
Date: May 2026			