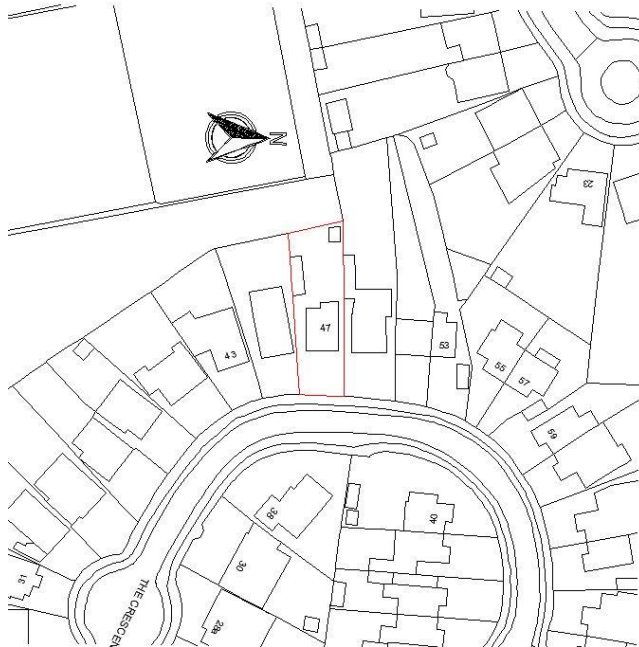


Justification Statement:

47 THE CRESCENT
EARLEY, READING
RG6 7NW



Property Background:

The application site consists of a detached bungalow of brick and tile construction on a residential road. To the front of the property is a driveway and hard standing providing parking and it benefits from a generous sized garden at the rear.

Impact of Proposed Development:

The proposal is for front porch, side extension, changes to roof with conversion of loft into habitable space including two front cottage dormers and one rear dormer and already approved 6mt. rear extension.

The property belongs to a young family who will benefit hugely from the proposed extension providing them with the additional space for their growing needs.

- There will be no loss of vegetation.
- Property benefits from a front garden and there will be no change to the existing onsite parking.

Many properties on this road benefit from extension and loft conversion with dormers.

Similar approvals have already been granted to:

- ❖ 29 The Crescent - 020889 | Proposed two storey side extension to dwelling, single storey rear extension and raising of roof with dormer extensions to form rooms in roof space.



- ❖ 5 The Crescent - 192787 | Householder application for the proposed erection of a single storey rear/side extension including the insertion of 3 no. roof lights, following the demolition of existing rear extension, plus raising of the roof to create first floor accommodation with front and rear dormer extensions and internal alterations.

