

**PLANNING STATEMENT TO SUPPORT APPLICATION FOR PROPOSED
CONVERSION OF EXISTING STORE TO HABITABLE SPACE, INSTALLATION OF
SIDE FACING OBSCURE GLAZED WINDOW TO NEW GROUND FLOOR
SHOWER ROOM:-**

38 Tanhouse Lane, Wokingham. RG41 2RL

Compiled by David Crowdy (CVS Designs)

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This Planning statement is part of an application that seeks planning consent to convert the existing store at the front of the property into habitable space. The work includes some internal revamping which will provide a ground floor shower room. Permission is also sought to install an obscure glazed side facing window into the new shower room

The application site is on a substantial plot of 400 sqM.

The proposal requires that the existing garage door be removed and replaced with a UPVC window to match existing, the surround will be infilled in brickwork to match existing.

The Bio diversity of the site will not be affected by the proposal.

Conclusion

It is our opinion that the proposal has no impact on neighbours, there is ample parking and will not affect the bio diversity of the site . For these reasons it is hoped that the LPA will look favourably on the application and grant planning consent.