

# 31

Cookham Road  
Maidenhead

25<sup>th</sup> March 2020

Planning Department  
Windsor and Maidenhead District Council  
Town Hall,  
Saint Ives Road,  
Maidenhead  
Berks  
SL6 1RF

Dear Sirs

**Householder application for alterations and extensions at 31 Cookham Road, Maidenhead**

Please find enclosed our application for Alterations and Extensions at our home.

My family have lived in our home for 15 years, in this time very little upgrade work was carried out. As my family has grown we have found ourselves requiring more space. With the current 'Work from Home' situation this need has been accelerated.

Following the extensions permitted to our neighbours at 41 and 39 Cookham Road in the local area we began looking at extending our home. Our recently approved Certificate of Lawfulness Application for a two storey rear and single storey front porch (20/03248/CPD) has enabled us to begin to plan improvements to our home that will enable my family to continue to live at 31 Cookham Road.

During discussions relating to our application we were advised that an alternative application would allow us to discuss and amend (if necessary) our proposals to a level not possible under a Certificate of Lawfulness. This application aims to further improve our home to meet our requirements. The majority of the proposed changes are single storey.

Our proposals will provide space for our growing family and facilitates improvements considered reasonable for 21<sup>st</sup> Century family living. Please see below a list of our proposed additions to our Lawful extensions as approved by your planning department:

- The relocated garden storage sheds are removed. The garden storage space lost is added to the approved outbuilding.
- The approved outbuilding size is regularized to match the new proposed footprint and a pitched roof is added to improve visual appeal. The top triangle of the roof is removed to reduce impact on neighbors and to provide space for future energy generation.
- The approved porch area is unaffected, however a pitched roof is added to increase the visual appeal.
- The Ground floor extension is increased by 2.2m.

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- The First floor extension is increased by 0.975m but it is also reduced away from the boundary by 0.2m.

We understand that 8 weeks is the prescribed application length, however we wish to make it clear that a decision within this time is not our priority. We wish to obtain officer support through discussion and amendment where possible to reach a positive outcome.

If it should seem likely that our application does not meet the officer approval then we ask to be informed prior to any decisions being made.

Please let us know if there is anything we have missed or any information you need to validate this application.

Yours faithfully

**Mr and Mrs. Mahmood**