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CRP/bb/2525

**50, Nash Grove Lane, Finchampstead, Wokingham, RG40 4HD - Proposed installation
of a side dormer**
Householder planning application; Design Statement regarding the proposal

The Property

50, Nash grove Lane is a detached property of traditional construction (**Photograph 1**). This property has been extended into the existing roof space (planning application No. 29167), approved in October 1997. The ground floor comprises a small kitchen and utility room, dining room, a bedroom and a living room. The first-floor accommodation currently comprises two bedrooms with a main bathroom. An integral garage sits forward of the principal elevation.



Photograph 1 – Front elevation as viewed from Nash Grove Lane

The Site

The site is located on Nash Grove Lane with properties to all boundaries. This property is set back off the main road, with a large driveway and garden space. The dwelling also benefits from a garden to the rear of the property with close bordered fence providing privacy on all boundaries. Nash Grove Lane is a varied Lane with many different houses of size, style and indeed value. Dormer extensions are a common theme through the length of Nash Grove Lane.

The Proposal

This application is to be read in conjunction with the following documentation: -

- ‘As existing’ and ‘as proposed’ elevations and floor plans; Drawing No. **2525/01 to 2525/05**.
- Site plan and site location plan **2525/SK.1 and 2525/SK.2**.

In order to improve the use of the existing space in this family home, this proposal seeks to add a side dormer to the left-hand side elevation in order to provide adequate head room for a more effective bathroom layout. Following pre-application advice received (application No. 250437), it was advised that as long as the proposed new window was obscure glazed with materials used to match the existing dwelling it is likely that *‘the project is likely to be acceptable subject to the design and materials matching the existing dwelling and obscure glazed glass being included.’*

This proposal seeks full householder planning permission.

Wallace Bacon Consultants, March 2025