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PLANNING STATEMENT

**Householder Application for proposed erection of a two single storey rear extensions
with 4 No. pitch roof lights**

at

The Pheasantries
Church Lane
Arborfield
RG2 9JA

March 2025

1.1. Introduction

- 1.1.1. This Planning Statement has been prepared in support of a Householder Application for proposed erection of a two single storey rear extensions, plus 4 No. pitch roof lights. It aims to provide a brief background of the proposal in relation with the site and the surrounding context

1.2. The Site

- 1.2.1. The existing dwelling, a two-storey detached extended previously building, is located in Church Lane, Arborfield close to other similar detached properties.
- 1.2.2. The area is characterized by different appearance and size properties. They are substantially detached from each other.
- 1.2.3. The existing dwelling is located outside defined development areas and within designated countryside.

1.3. The Proposal

- 1.3.1. The proposal seeks to gain approval for a two single storey rear extensions with 4 No. pitch roof lights. The extensions would be of similar appearance to the existing and would sit comfortably on the existing site.

1.4. The impact

- 1.4.1. Due to the location of the dwelling the proposal takes into careful consideration the impact it might have in terms of its scale, form, materials and design on the character and appearance of the countryside and the amenities of the neighbouring dwellings.
- 1.4.2. The existing front elevation facing Church Lane will remain as existing without changes.
- 1.4.3. The extension is located at the rear of the property and as such does not have an impact on the character of the Church Lane and the open countryside. Also, due to its scale and use of similar materials we are of the opinion that the impact on the Character of the Area will not be affected.
- 1.4.4. Furthermore, the extension would result to an increase of the footprint by 75m² and as such the impact on the existing amenity space would be minimal.
- 1.4.5. Overlooking: There are no overlooking windows proposed.
- 1.4.6. Overbearing: The proposal is a two single storey rear extensions with similar design features to the existing single storey rear structure and double garage. Thus, the new development would not increase the overbearing effect on the neighbouring properties.
- 1.4.7. Loss of light: The proposed single storey extensions would not result in loss of light to the neighbouring properties.
- 1.4.8. Highway issues: The development would not have an impact on the access to the property and will not affect the existing parking arrangements.

1.5. Volume

1.5.1. Volume of the existing house at the current state is: $517.72\text{m}^3 + 291.32\text{m}^3 = 809.04\text{m}^3$

1.5.2. Proposed extensions would have a volume of $141.5\text{m}^3 + 67.5\text{m}^3 = 209\text{m}^3$

	VOLUME
Original House	Not Known (no records on WBC website of previous planning app.)
Existing	Ground Floor = 517.72m^3 ; First Floor = 291.32m^3 ; Total= 809.04m^3
Proposed	Ground Floor 1 = 141.5m^3 ; Ground Floor 2 = 67.5m^3 ; Total= 209.0m^3
Total Increase in volume	209m^3

1.6. Conclusion

In summary we are of the opinion that the proposal will not unduly harm the character and appearance of the surrounding area, the open countryside; neighbouring amenity or highway safety.

This proposal has been designed to respond sympathetically to the neighbouring buildings by keeping the scale of the proposal to similar size as the existing building on Church Lane.

We believe this proposal is sensitive, responsive, and highly appropriate. Given the above, it is our firm opinion that in terms of form, scale, size, materials, use, access, sustainability and overall design, this application is in line with development policies and should be supported and recommended for approval.



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