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CRP/bb/2643

20, Payley Drive, Wokingham, RG40 5YW- Proposed dormer loft conversion and single storey rear extension

Lawful Development certificate; Design Statement regarding the proposal

The Property

20, Payley Drive is a detached property of traditional construction (**Photograph 1**). This property has not been developed considerably since the time of original construction and is not sited on Article 2(3) designated land. The ground floor comprises separate kitchen, dining and living room with a downstairs WC, study and integral garage to the left-hand side of the property. The first floor currently comprises four bedrooms with a main family bathroom.



Photograph 1 – Front elevation as viewed from Payley Drive

The Site

The site is located on Payley Drive with properties to the side and rear boundaries. This property is on a substantial plot, set back off the main road, with a large driveway for at least three vehicles. The dwelling benefits from a garden to the rear of the property with close bordered fence providing privacy on all boundaries.

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. **2643/01 to 2643/08**.
- Site plan and site location plan **2643/SK.1 and 2643/SK.2**.

Similar to other properties within the immediate vicinity and to improve the use of the existing space in this family home, this proposal seeks to convert the existing loft into habitable accommodation with the insertion of a small dormer allowing for stair access to the proposed new second floor, which forms a further bedroom and bathroom. The single storey rear extension allowing for an open plan kitchen diner with family room.

We would confirm that the resulting dormer loft conversion: -

- 1) Includes materials in similar appearance to the existing house.
- 2) The volume enlargement does not exceed the original roof space by more than 50 cubic metres.
 - a. Existing roof volume = approximately 70.8m³
 - b. Proposed new roof volume = approximately 79.4m³
 - c. Volume of enlargement = approximately 8.7m³
- 3) The new dormer does not exceed the height of the existing roof, and the dormer is set back at least 20cm from the original eaves
- 4) The proposed side facing window will be obscure glazed.
- 5) The proposed new roof windows will not protrude more than 150mm off the roof slope.

We would confirm that the resulting single storey rear extension: -

- 1) Includes materials in similar appearance to the existing house.
- 2) Does not extend beyond the rear wall of the original house by more than 4 metres.
- 3) Does not exceed 3 metres in height given the close proximity to the boundary line.

The proposed works ultimately aim to enhance the building's character, increasing the value of the property and optimise the space to better suit a maturing family.

This proposal seeks confirmation that the works proposed are lawful and can be completed under permitted development rights.

Wallace Bacon Consultants, June 2026