

DESIGN STATEMENT

2 CARINA DRIVE, WOKINGHAM, RG40 1EF



Front views



Rear view

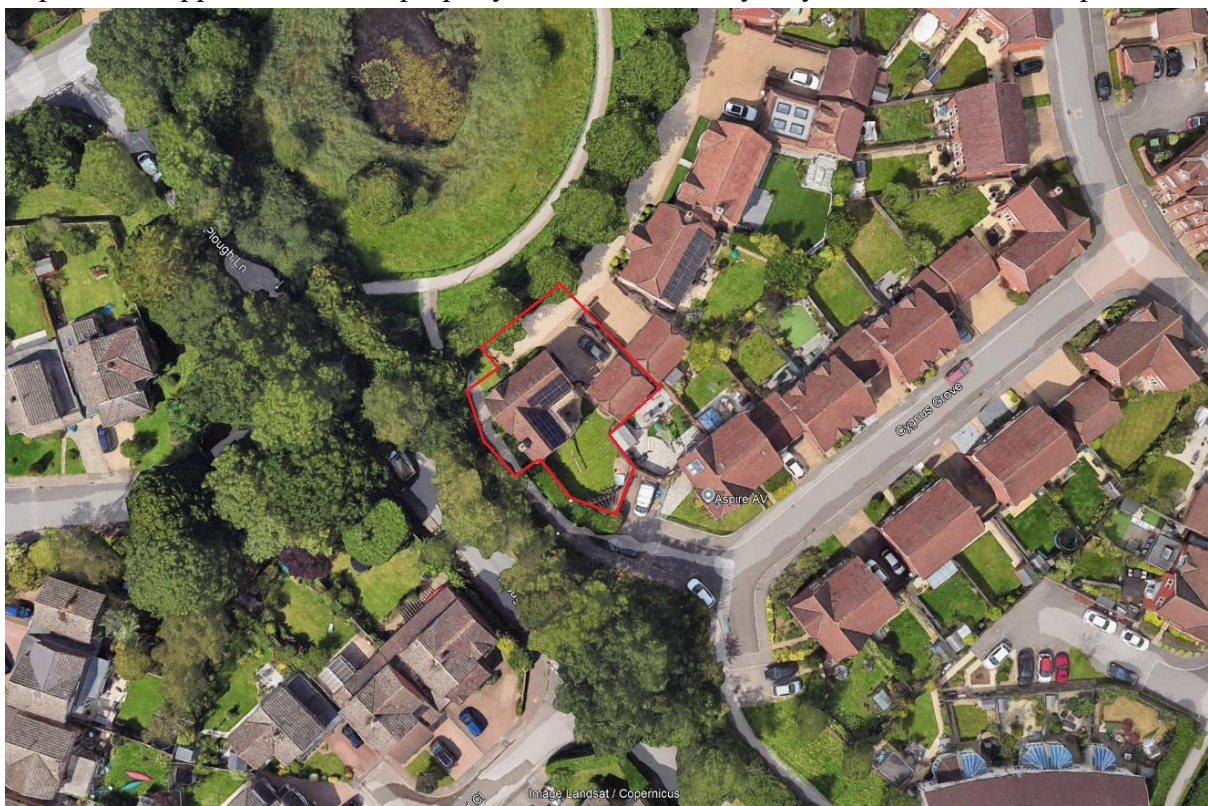
The planning application relates loft conversion to a detached house in **Wokingham Borough Council, RG40**. Specifically, the works comprise: **Loft conversion with triple pitched link**

dormers to the front and rooflights to the side roof slopes. The subject site is not listed and is not in a conservation area.

INTRODUCTION:

The subject site is located on Carina Drive. The existing building appears to be generally as old as the surrounding dwellings. The front and rear elevation is made of London stock bricks. Pitched roofs and traditional windows are prominent features of the property. It is considered a good quality dwelling house in a desirable area.

The appearance and scale of the proposal have been designed with due consideration to the existing developments to the properties in the locality. It is the intention that the proposal will improve the appearance of the property and will not in any way disturb the streetscape.



Subject site and its surroundings

PROPOSED DESIGN:

The proposal involves loft conversion, incorporating three front pitched roof dormers with link dormers in between, and rooflights to the side roof slopes. The proposed dormers have been set in well within the original roof slope of the house and are considered to remain small in scale and subordinate to the original building. Internally, the layout of the new floor will be accessed via a proposed staircase. The internal works consist of fitting two bedrooms and an en-suite at loft floor level. The proposed rooflights on the side roof slopes will not cause significant visual impacts and will not be overly visible or apparent from the street or from wider viewpoints. The proportion and scale of the proposed dormers would create no harm to

the character or appearance of the area and would not result in a negative impact on the street scene.

PRE-APPLICATION ADVICE:

The pre-application advice has been taken for the current proposal (for loft conversion with triple pitched link dormer and a rooflight to the roof slope).

The advice came on 23 January 2026 from *Marcus Hillman*.

The main point of concern was related to CP3.a, i.e. Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

In response to this concern, the client proposed three equally sized gable dormers, aligned with the windows below, with infill dormers positioned between them. The design incorporates vertical tile cladding to blend with the existing roof materials and the wider estate. The dormers are modest in scale, subservient to the main roof, and designed with proportions, materials, and detailing that reflect the character of the host property and surrounding area. The traditional design language and limited height ensure they integrate comfortably within the existing roofscape without appearing overbearing.

The following was response from the officer:

"Thank you for your email and your revised proposal showing three smaller dormers on the front elevation is likely to be acceptable."

LAYOUT:

The proposed layout makes the most of the opportunities which exist at the site. By reconfiguring the general layout and forming the proposed extension, a larger, lighter, and better-configured space is formed. No adverse impact will be anticipated on the neighboring property's daylight and sunlight by the position and scale of the proposal, particularly in the context of existing building bulk. Our design has fully considered the impact of development on the amenity of residents and the environment in general, and it has taken this into account at all stages of the development process.

USE:

The use proposed by this application is not any different to the existing situation i.e., residential dwelling. The surrounding properties are all residential in use as well.

APPEARANCE:

All materials to be used in the construction of the proposed development have been carefully thought out in consideration of the surroundings.

ACCESS:

The access to the property from the street will remain unaltered.

CONCLUSION:

It is considered that the proposed development would be in full accordance with the design and policies of the Council. The Design Statement has demonstrated that the proposed work is all appropriate for the site and surrounding area, in respect of the context, proposed materials and the adjoining properties. None of the proposed work unduly shade/affect the adjoining owner's amenity, and there are no overlooking issues with the design.

Due to the above, we would ask the Council to look favorably on this application.