

Your Ref:

Our Ref:

CRP/bb/2461

4, Arbor Lane, Winnersh, Wokingham, RG41 5JA
Proposed new conservatory; Householder planning application

Design Statement regarding the proposal

The Property

4, Arbor Lane is a detached dwelling house of traditional construction (**Photograph 1**). The dwelling has a rendered finish and gained planning permission in 1998 for a two-storey side and single-storey rear extension, which was subsequently built. The extensions are shown in **Photograph 2** and **Photograph 3**. The ground-floor comprises a kitchen, dining room and living room, together with a utility room and bathroom.



Photograph 1 – Front elevation as viewed from the driveway

The Site

The site is located on Arbor Lane with properties found to all boundaries. This property is set back off the main road and benefits from a large garden and driveway. Generally, along the length of Arbor Lane, the street scene is extremely varied with many houses of varying styles, construction and indeed value. Both neighbouring properties, as well as others along the length of Arbor Lane have completed extensive alterations and extensions to the original dwellings.



Photograph 2 – Front elevation showing two-storey side extension completed in circa 1998



Photograph 3 – Rear elevation showing the single-storey extension completed in circa 1998

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. **2461/01 to 2461/04.**
- Site plan and site location plan **2461/SK.1 and 2461/SK.2.**

This application seeks to add a conservatory to the rear of the property. This conservatory will not be visible from the main road and will run adjacent to the neighbouring property’s boundary, which has also had a conservatory built. A partial view of this conservatory can be seen in **Photograph 4**. The proposed new conservatory will not have a negative effect on the neighbouring properties with one side proposed to have no windows or openings to maintain the privacy aspect between neighbouring properties.



Photograph 4 – Partial view of conservatory to neighbouring property

This proposal seeks full householder planning permission.

Wallace Bacon Consultants, August 2024