



LEE NORRIS DESIGN LIMITED
Architectural Design Services

Lee Norris Design Limited
27 Eden Way, Winnersh
Wokingham, Berkshire, RG41 5PQ

0118 9787226
07795 058193
lee@leenorrisdesign.co.uk
www.leenorrisdesign.co.uk

PLANNING STATEMENT

Proposed Erection of 5 Bedroom Detached Dwelling Following Demolition Of Existing Dwelling @

74 Waterloo Road

Wokingham

Berkshire

RG40 2JF



LEE NORRIS DESIGN LIMITED

Architectural Design Services

Lee Norris Design Limited
27 Eden Way, Winnersh
Wokingham, Berkshire, RG41 5PQ

0118 9787226

07795 058193

lee@leenorrisdesign.co.uk

www.leenorrisdesign.co.uk

1. Introduction:

The following planning statement has been prepared in support of a full planning application for the erection of a replacement dwelling following the demolition of the existing chalet style bungalow

The Statement sets out the details of the proposal within the context of planning policies set down by Wokingham Borough Council. The proposal has been prepared based on the guidelines set out in the National Planning Policy Framework (NPPF), National Planning Policy Guidelines (NPPG), Core Strategy, Managing Development Delivery Local Plan and The Borough Design Guide which are considered relevant to this proposal.

The statement aims to provide the local authority with the relevant supporting information upon which we have based our proposals. The process of survey, analysis, synthesis and design aims to create an integrated approach to the proposal.

2. Application Site & Surrounding Area:

The site comprises a detached chalet-style bungalow with front and rear dormers within the loft space. It has an attached double garage to the north east end of the house. There is ample driveway space to the front as well as ample rear garden. The property sits at the end of a private road accessed off Waterloo Road, as a form of backland development.

The surrounding area is made of mainly detached properties of varying design, including two storey properties and bungalows, sitting on fairly generous plots.

3. Context of Proposed Use:

The existing chalet style bungalow is residential in use, the proposed use is also residential but proposes an improvement in aesthetic, living space and environmental impact.

4. Design:

The main design philosophy has been to create a replacement dwelling which compliments and enhances the area around it whilst providing the accommodation required by the applicant for it's ongoing use. This philosophy is then balanced with it's impact on it's immediate neighbours and the wider area to ensure that it sits harmoniously within its surroundings. To enable this the applicant has actively engaged with the local authority by way of obtaining pre-application advice to ensure that the proposal meets with the requirements of the council's various departments and limits harm to neighbouring parties prior to making a formal planning submission.

The proposed replacement dwelling has been designed in such a way to limit harm and respect the privacy of it's neighbours.



LEE NORRIS DESIGN LIMITED

Architectural Design Services

Lee Norris Design Limited
27 Eden Way, Winnersh
Wokingham, Berkshire, RG41 5PQ

0118 9787226
07795 058193

lee@leenorrisdesign.co.uk

www.leenorrisdesign.co.uk

Overall the proposal represents a comprehensive redevelopment which efficiently uses the site within a sustainable location providing residential accommodation the size and scale of which is not detrimental to the character of the area.

5. Pre-Application Advice Response:

Pre-application advice was requested from Wokingham Borough Council and a response was received from Ms. Adriana Gonzalez on 22nd January 2025.

The feedback received was quite comprehensive and raised some points of clarification which have been acted upon within this statement and within the submitted drawings which accompany the planning application.

A summary of the pre-application advice was that the principle of the proposed development for a replacement dwelling in this location would be considered acceptable. The replacement dwelling would occupy roughly the same location of the existing property albeit with a larger/wider footprint, but taking into account of existing development across surrounding boundaries, with no unacceptable harm to neighbouring amenity. The proposal includes appropriate amenity space as well as sufficient parking provision. As such the proposal would be likely to receive support from the Local Planning Authority.

Following the receipt of the pre-application advice some minor changes were made to the roof line which marginally increases the ridge height, however, given the advice within the pre-application advice report we feel that this has no detrimental effect on the neighbouring amenity as it does not increase impact in terms of over-looking, overshadowing, loss of light etc and is still in-keeping with neighbouring properties.

6. Site Access

The application site is accessed via an existing narrow private road accessed off of Waterloo Road, as such there is no real Street Scene when viewed from Waterloo Road as it is heavily screened with planting.

7. Disabled Access

The proposed replacement dwelling has been designed to comply with all current requirements for ambulant disabled bodies to access the site with or without a vehicle and the circulation spaces within the property will be better suited to the needs of an ambulant disabled individual.

8. Landscaping

The site is heavily landscaped and where possible the landscaping will remain in situ. A tree survey accompanies the application which highlights measures required to protect and retain the existing trees.



9. Appearance

The appearance of the dwelling will be more modern than the current property with the use of brickwork, render and timber claddings being employed to give a clean but traditional appearance which will harmonise within the heavily landscaped plot.

10. Conclusion

We have engaged with the local authority to obtain pre-application advice and have reacted to any concerns which were raised within the response that we received. Through the process of design we have, in conjunction with the LPA, actively looked to address any concerns either from the LPA or indeed from neighbours to ensure that any potential harmful effect of this proposal is minimised and/or negated.

We feel that the proposal represents an efficient and sustainable use of the existing plot which future proofs it's ongoing use and allows the applicant to continue to live in a home and an area which they feel a part of.

We believe that the proposal causes no significant harm to neighbouring properties and/or the wider area.

The pre-application advice was largely positive and concluded that the proposal should be supported in obtaining planning consent.