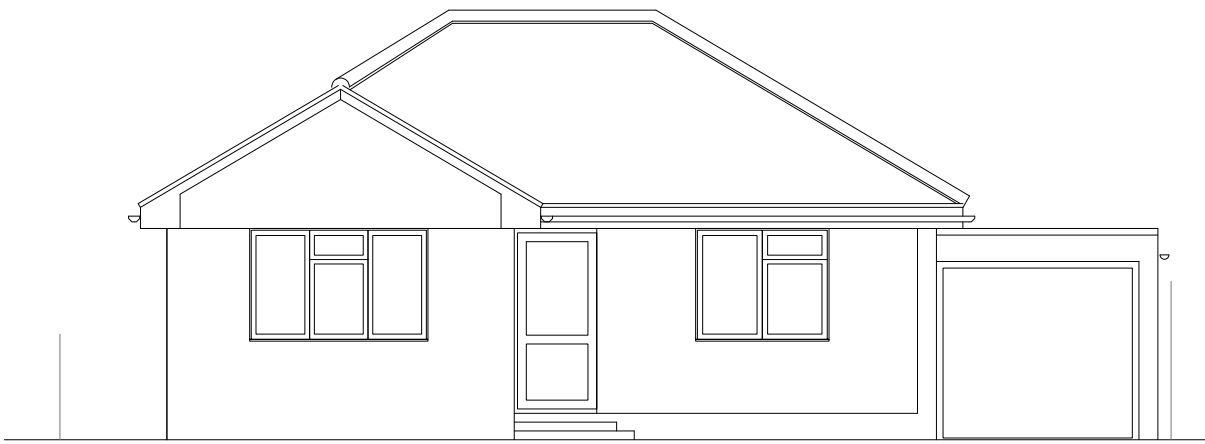


Studio Octopi



10.03.2025
Planning Statement

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Introduction

This Planning Statement has been prepared to accompany a Householder application for a single storey rear extension with alterations internal and an extension to the existing garage.

The application is accompanied by the following plans:

Drawings submitted as part of the application.

Existing drawings:

273 / 00	E-Location & Block Plans
273 / 01	E-Ground Floor & Roof Plans
273 / 02	E-Elevations

Proposed drawings

273 / PL01	P-Plans
273 / PL02	P-Elevations

Site Assessment

Physical Context

The site is located in Dundela Close accessed off Malone Road. It is within a residential area and comprises a series of bungalows that are set back from the road with generous front gardens and driveway for 2 or more cars. Whilst some of the bungalows are connected by garages No. 6 is detached. The property is located centrally in the plot with the rear garden facing east towards Nightingale Road. To the west is no. 11 Dundela Close over 25m away. The adjoining properties to the north and south are oblique to no.6 varying between 2.5-3m to the north and 1.5-7m to the south.

The dwellings are predominantly in red or light brown brickwork with accent render or cladding to some frontages. Nearly all of the properties have had rear extensions of some sort whilst a couple of the garages have also been replaced. No.6 is no different with a number of different extensions to the rear. Two of these are with flat

roofs which due to the low eaves of the existing roof have made awkward and unsympathetic connections to the existing tiled roof.

Relevant Planning History

Whilst there have been a number of extensions to the rear of No.6 since the property was built in the 1960's the most recent are listed below:

240880 – Works to trees within W3 of Woodland TPO 3/1951



DUNDELA CLOSE

Aerial view of Dundela Close with site boundary to No.6 outlined in red.

Proposed Development

This application seeks approval for the following works:

- Demolition of the various different rear extensions both to the dwelling and garage.
- A single storey rear extension that will provide a new kitchen / dining room, additional bedroom and utility room.
- Extend the existing garage.

Extension

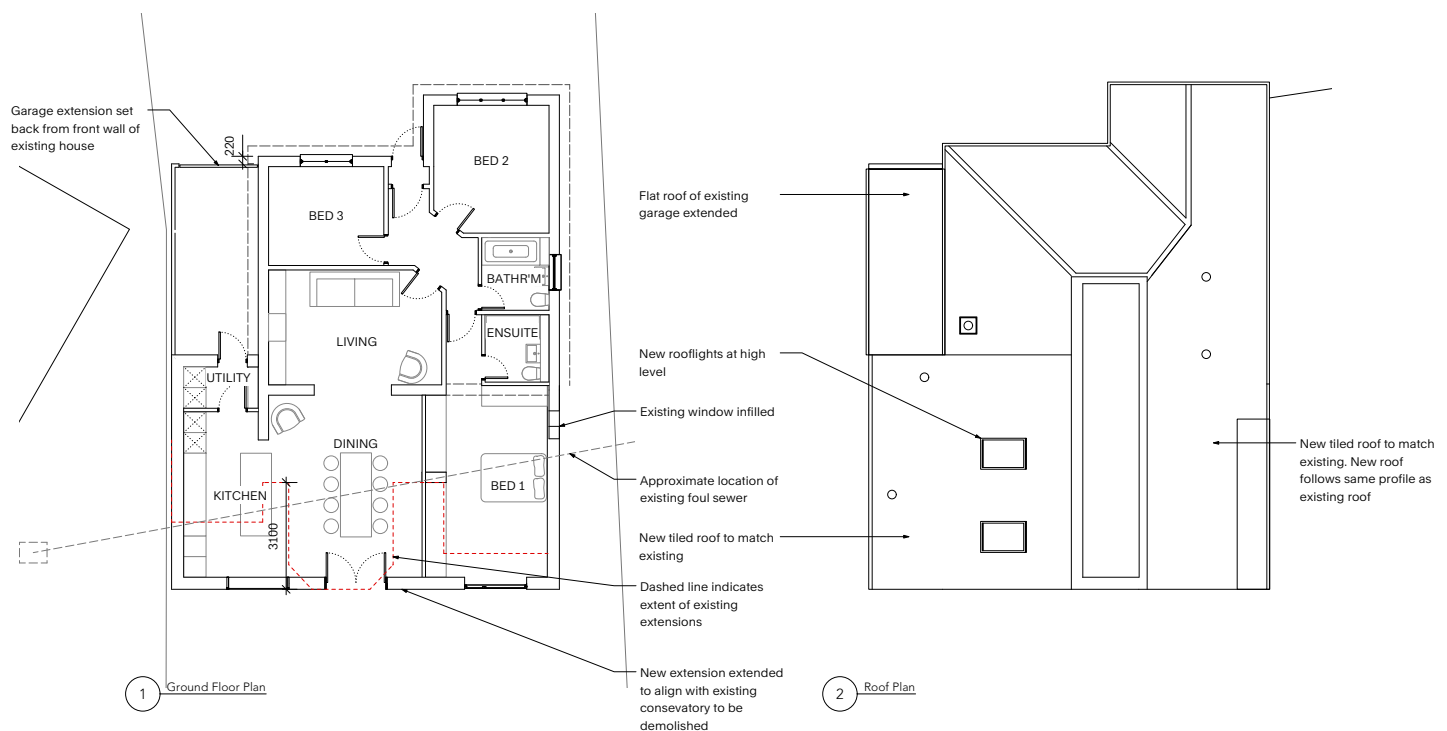
The rear of the property is currently a collection of extensions that differ in size, materials, roof design and materials. The proposal seeks to unify the rear of the property in to a single new extension that links seamlessly to the existing building. The new unified extension would enable a more efficient use of the space and provide amenities more suited to C21st living.

The proposed rear extension is to be built to match the existing materials within the parameters of the Borough Design Guide. The ridge height of the new extension would sit below the existing ridge height

The garage is extended towards the front of property but is still set back from the ready stepped front elevation to retain it's subservient nature. The height of the parapet and roof to the garage is retained at the same height as the existing. There are no other proposed changes to the front elevation.

The proposed extension follows the same roof profile of the existing bungalow on the northern side whilst on the southern side the eaves of the extension is below 3m in accordance with the Borough Design Guide.

An existing window on the northern elevation is to be in-filled and all remaining windows / doors or ether located in the east elevation or in the roof.



PROPOSED FLOOR PLANS

Proposed floor plans showing the outline of existing extensions in red.

Appraisal

Design

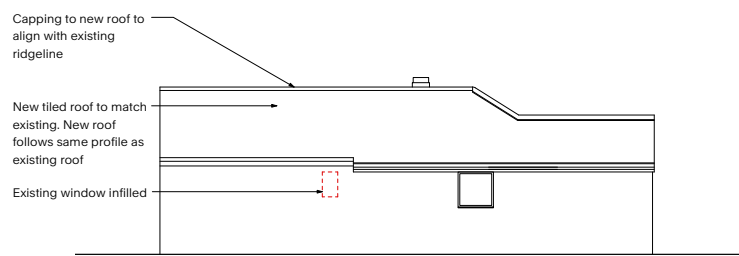
Wokingham Borough Local Development – Core Strategy Policy CP3 states that the policy ‘seeks to ensure development is of a high standard of design that can integrate with the character of the area and is also important to achieving sustainable development in the Borough.

The design of the roof to the new extension has been carefully considered so that it does not obscure any light to the adjacent properties with the roof to the northern side following the profile of the existing roof. The low profile roof to the south would have no impact of harsh shadows or sunlight due it being sited south of the extension.

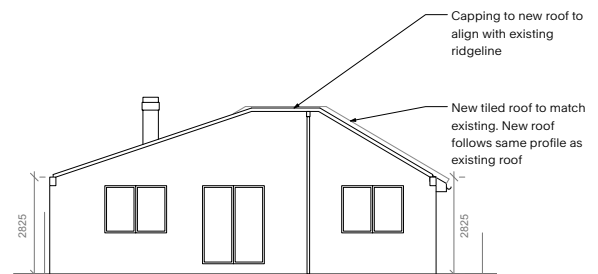
The single storey extension will rationalise the rear elevation currently made up of a series of additions. It also allows for the rooms behind to benefit from an ordered floor plan. Whilst there is a slight increase in the gross internal floor area there is no increase in the properties

width. In combining the current spaces into a cohesive whole it has in-filled in between the existing extensions. It does not extend any further into the garden than the current conservatory. The rear wall setting out has also partially been determined by the guidance from Thames Water for building adjacent to a public sewer.

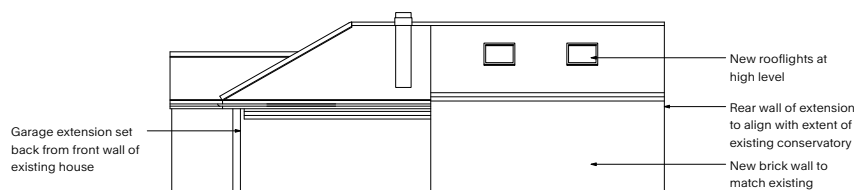
The pitched roofs of the new extension take there cue from the existing building and overall the proposal makes a positive contribution to the character of the area in contrast to the existing. The massing is appropriate in terms of height design and appearance.



1 North Elevation



2 East Elevation



3 South Elevation



4 West Elevation

PROPOSED ELEVATIONS
Proposed Front and Rear Elevations.

Layout

The proposed extension does not change the principal orientation of the existing dwelling. It seeks to create a kitchen / dining room that will improve on the existing giving better connection to the garden. The addition of a bedroom to the rear of the dwelling will provide a more private space that meets modern space standards including an accessible ensuite.

The new extension has been designed so that the interiors can benefit from increased ceiling heights, following the slope of the roofs, without compromising the character of the area. New doors and windows are proposed to the east elevation to give connection to the garden. Two rooflights are proposed in the south facing roof to bring daylight and sunlight into the middle of the plan making sure all rooms are naturally lit.

Scale

The new extension sits behind the existing dwelling and would have little impact on the streetscape. The eaves of the extension have been kept low in accordance with the guidelines in the Borough Design guide.

The immediate properties to the north and south have been extended with side and rear extensions. Whilst the new extension would be visible from neighbouring properties it is not considered that there would be any detrimental impact on the amenities presently enjoyed by the occupants of these properties.

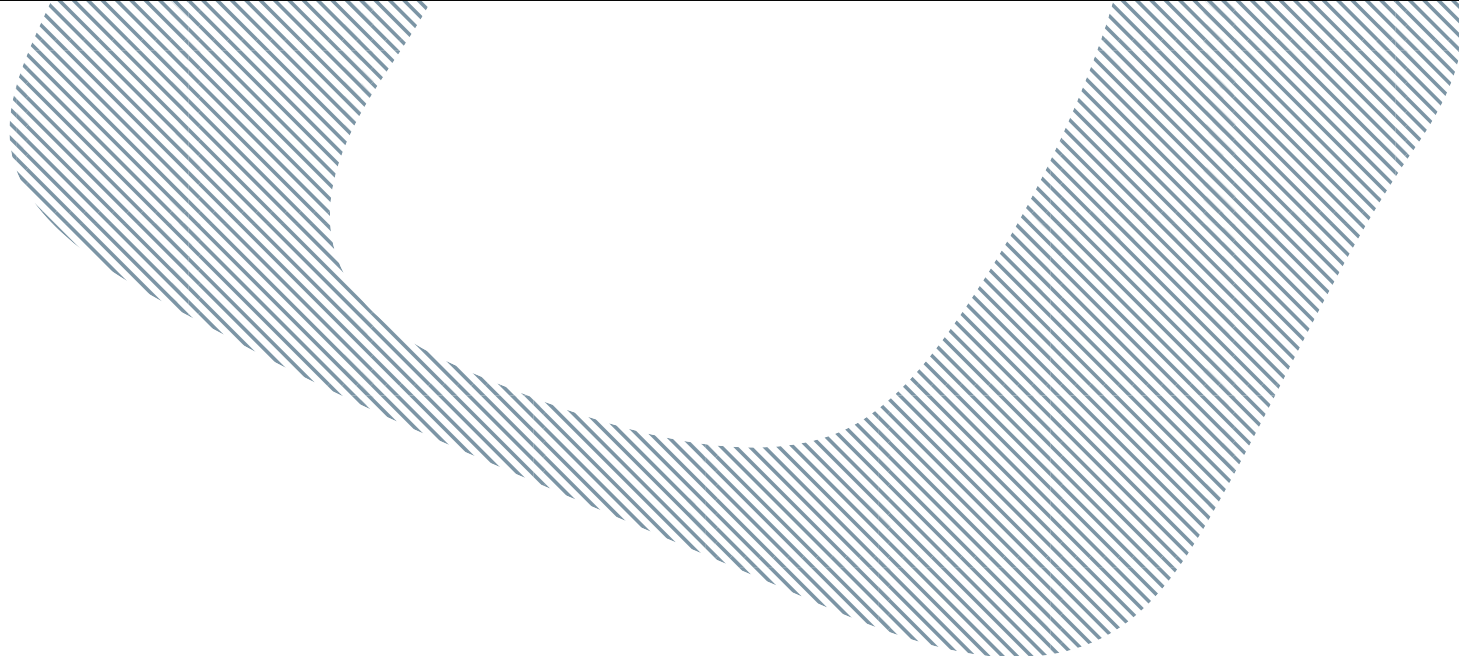
Access and Parking

There are no proposed changes to the existing access and parking arrangements for the two properties. It is considered that the proposals will not result in an increased vehicle use.

Summary

Having regard to all of the above, it is submitted that the proposal is of an appropriate scale and design in relation to the existing dwelling and its surroundings. The proposal does not detract from the character of the locality nor would it prove detrimental to the amenities of occupiers of nearby properties,

The development therefore complies with national planning guidance and strategic and local planning policies. On the basis of the evidence and justification set out in this Design and Access Statement it is respectfully requested that planning permission is granted.



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