

Mark Borthwick

Architectural Technologist
Certified Passive House Designer



Planning Statement

Proposed First-Floor Extension over Existing Garage and Study

18 Newalls Rise, Wargrave, RG10 8AY

Contents

Section	Page
1. Introduction	3
2. Site Analysis	3
3. Planning History	4
4. Design Proposal	4
5. Design Context	8
6. Access and Parking	8
7. Biodiversity	8
8. Policy Compliance	9
9. Conclusion	10

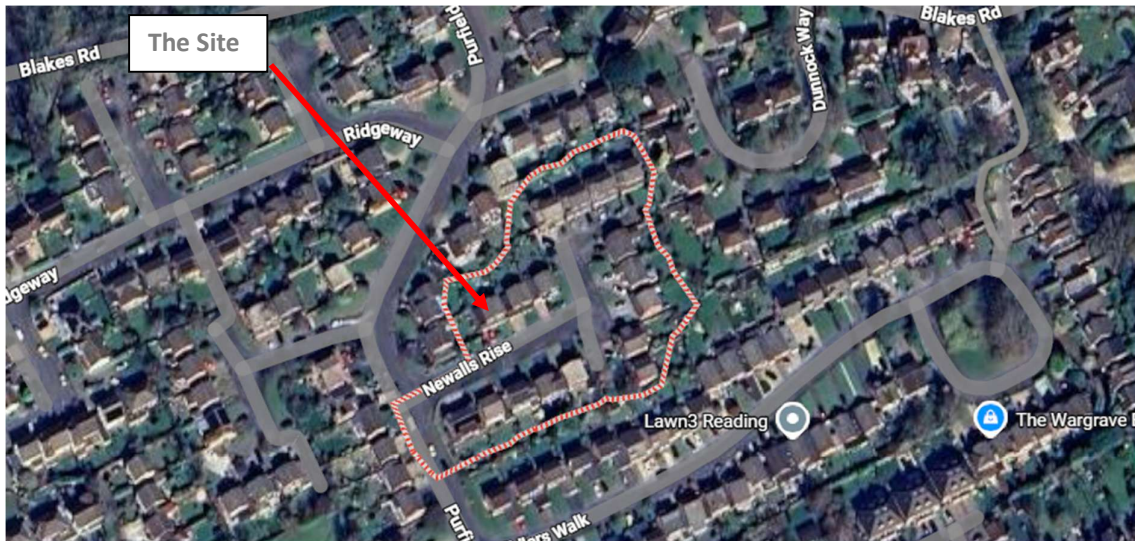
1. Introduction

This Planning Statement has been prepared in support of a householder planning application for a first-floor extension at 18 Newalls Rise, Wargrave. The proposal seeks to extend the existing detached family dwelling to provide improved living accommodation and accessibility, including an additional bedroom and an enlarged family bathroom.

2. Site Analysis

18 Newalls Rise is a detached, three-bedroomed residential property in a quiet cul-de-sac in Wargrave.

The site sits on a plot of approximately 300m² which is orientated in a Northwest-Southeast axis.



The surrounding area comprises of predominantly detached family homes constructed in the early 1970s, many of which have been extended and modernised over time.

Wargrave itself is a historic village and civil parish within Berkshire, located close to the River Thames and River Loddon, with convenient access to Reading, Maidenhead, Henley-on-Thames, the Henley Branch Line railway station, and the wider M4 corridor.

3. Planning History

A review of Wokingham Borough Council's online planning database confirms no recorded planning history for the property although a room has been added behind the garage at some point in history.

4. Design Proposal

The aim of the proposal is to improve the quality and functionality of the existing dwelling by:

- Providing a **fourth bedroom**, and
- Creating a **larger family bathroom** with improved internal access and circulation.

To achieve this, the area above the existing garage and study will be utilised. The proposal involves removing the current flat roof, extending the external brickwork upward, and constructing a new shallow-pitched roof to match the existing dwelling.



Proposed Visual

The extension has been designed to respect the scale and proportions of the existing house. The proposed works:

- Add internal floor area without increasing the building footprint,
- Add ridge and eaves character typical of adjacent properties,
- Re-use architectural cues already present in the street scene,
- Appear subservient to the host dwelling

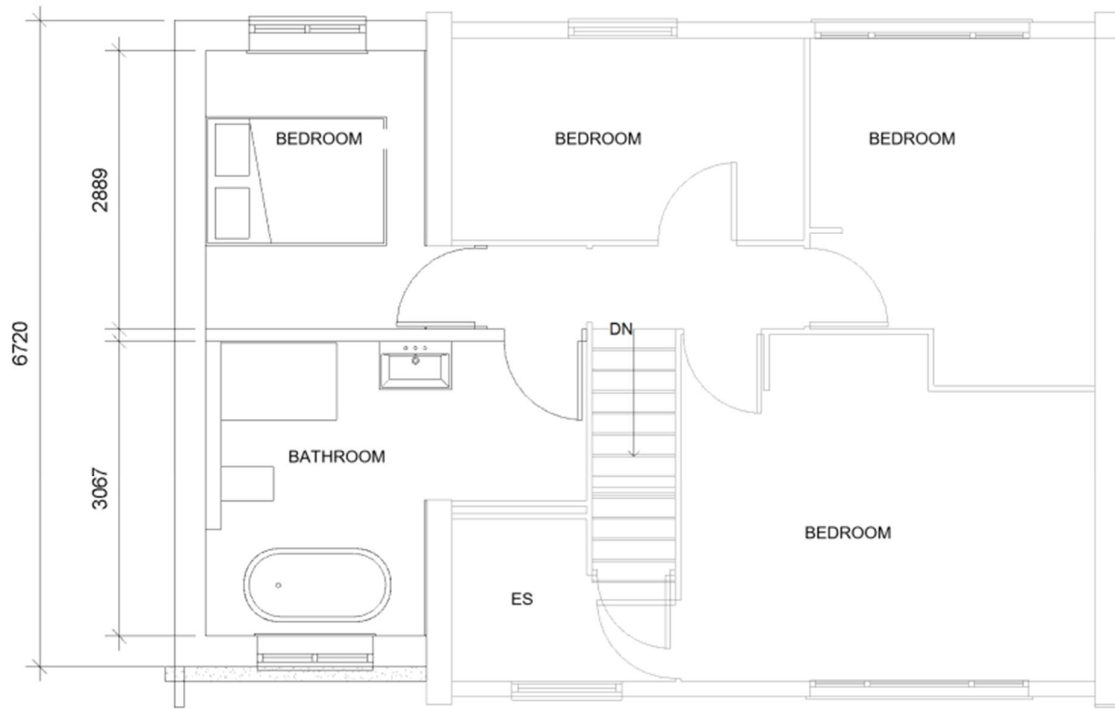


Proposed Visual

External materials will match the existing palette to ensure full visual cohesion:

- Roof tiles to match existing
- White UPVC soffits and fascias
- Matching brickwork
- White UPVC window frames

The current first-floor bathroom suffers from poor accessibility due to its constrained layout, with the door unable to open fully because of the existing bath position. The proposal provides a reconfigured layout with a larger bathroom offering full door clearance, enhanced circulation, and an **improved standard of internal accessibility**.



Proposed First Floor Layout

These improvements support the objectives of the **Equality Act 2010**, which incorporates elements of the former **Disability Discrimination Act**.

As part of the proposed works, improvements to **energy efficiency** will be implemented including replacing loft insulation and a thorough review of the other thermal elements.



Extent of extension works



Extent of extension works

5. Design Context

The design is consistent with the established character of Newalls Rise and surrounding streets. Numerous neighbouring properties have implemented similar extensions using shallow-pitched roofs and gable-end forms. Examples include:

1, 3, 4, 9, 10, 14, 15 Newalls Rise;
28, 30, 31, 37, 39, 43, 45, 46, 47, 50 Purfield Drive;
and 1, 2, 3, 5, 7 Ridgeway.

This demonstrates a clear and established pattern of two-storey development over existing garages within the neighbourhood, ensuring the proposal integrates seamlessly with its surroundings.

6. Access and Parking

The property currently enjoys two off-road parking spaces plus a single garage space.

The proposal does not alter existing pedestrian or vehicular access arrangements but remains compliant with **WBC parking standards** for a four-bedroom dwelling. No changes are proposed to on-site parking provision, and the development will not increase demand beyond what is consistent with a four-bedroom dwelling in this area.

7. Biodiversity

We do not believe a biodiversity survey and report is required for this application. Works are confined to an existing built form with no impact on trees, habitats, or soft landscaping.

8. Policy Compliance

The proposal has been prepared in accordance with the **adopted development plan** for Wokingham Borough, comprising the **Core Strategy (2010)** and **Managing Development Delivery (MDD) Local Plan (2014)**, which together form the statutory basis for assessing planning applications in the Borough.

The extension respects these policies by maintaining the character of the existing dwelling, safeguarding neighbour amenity, and ensuring appropriate scale and design consistent with surrounding properties.

The **Guidelines for Extending Your Home (2002 SPG)** provide specific expectations for residential extensions, emphasising the importance of sympathetic design, protection of privacy, and avoiding overshadowing.

The proposal complies by matching existing materials, following the proportions of the host building, and ensuring no unacceptable impacts on the street scene or nearby homes.

National policy within the **NPPF** supports well-designed, sustainable development, and the proposal enhances the existing home without increasing the footprint, while improving internal accessibility—aligning with these principles.

The **Emerging Local Plan Update** is not yet adopted but outlines future priorities for high-quality, sustainable development. The proposal aligns with its direction of travel, though it remains a non-determinative consideration.

There is **no made Neighbourhood Plan** covering Wargrave, so no additional local policies apply.

These improvements support the objectives of the **Equality Act 2010**, which incorporates elements of the former **Disability Discrimination Act**.

The proposal meets **WBC parking standards**.

The proposal accords with the plan-led approach required by Section 38(6) of the Planning & Compulsory Purchase Act 2004.

9. Conclusion

The proposal is a well-designed, proportionate extension that improves living accommodation, respects local character, and protects neighbour amenity. No adverse impacts outweigh the clear benefits to the occupants.

There is an established pattern of two-storey over-garage extensions in Newalls Rise and nearby streets, and this proposal reflects that form. It therefore integrates naturally with the area and reinforces the existing streetscape.