

Design, Access & Planning Statement

31 Twycross Road
Wokingham
RG40 5PE

Date: March 2025

Single storey rear extension following the demolition of the existing conservatory, front porch extension.

1. Introduction

This document is prepared in support application for a single storey rear extension at 31 Twycross Road, Wokingham, RG40 5PE.

2. Site

The application site comprises of a two-storey terraced dwelling located in a residential area predominantly of similar type of development. The site is accessed from Twycross Road.

3. Main Planning Issues

- Principle of development

Referring to NPPF and Wokingham Borough Core Strategy, there is a presumption in favour of sustainable development. The site is located within a built-up area and comprises of an existing dwelling and conservatory at the rear. Therefore, the principle of the proposed development on an existing dwelling is considered acceptable.

- Design

Referring to the Policy CP3 of the Wokingham Borough Core Strategy, planning permission will only be granted for appropriate development of high quality design. The proposal is single storey, located at the rear of an existing dwelling. It has a gable pitched roof with tiles that match existing. The walls are made of brick to match the existing dwelling.

Eaves height is approximately 2.6m (measured from ground level to top of the eaves) and the overall height is approximately 3.65m. The proposed extension replaces the existing conservatory and extend 4.5m from the rear elevation.

The extension is of similar design features with the existing dwelling and sits well with the existing cluster of buildings. The character of the area is not affected, and the proposal will be of high-quality traditional design.

The front porch is very modest in size and extends approximately 1.45m and 0.8m from the front elevation walls. It does not exceed 3m² in gross space. It is of similar design, with materials that match the existing dwelling.

Considering the above we are of the opinion that the proposal complies with the requirements of local policies.

- Impact

Neighbouring impact

The proposal complies with the recommendations of BRE Site Layout Planning for Daylight & Sunlight - A guide to good practice as seen on Fig.1. Also, it is only single storey and it does not have any windows that will impact the privacy of the neighbouring properties.

Further, the overall eaves and ridge height of the extension has been kept at a minimum and does not extend substantially over the existing fences to avoid any visual impact and overbearing to the neighbouring amenities.

Therefore, we are of the opinion that the proposal has minimal impact on neighbouring properties and does not cause any loss of light or privacy. Also, due to the height and mass, the extension would not have any overbearing impact.

Impact to character of the area

The proposed front porch extension is very modest in size, materials match existing and follows design features of the area. Therefore, we are of the opinion that the proposal does not have any impact on the character of the area.

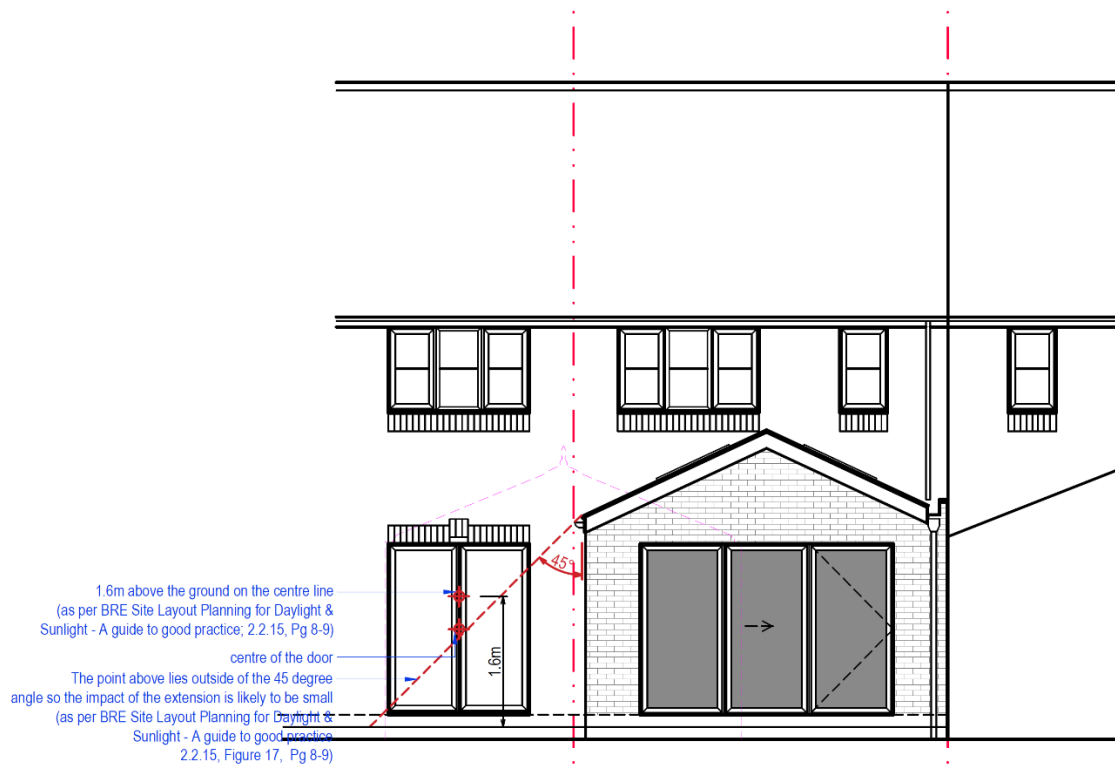


Figure 1 - 45 degree rule (BRE Site Layout for Daylight & Sunlight)

- Highways, Sustainability and Ecology

Highways

The existing parking arrangements and access are not affected by the development. Thus, there are no highway issues arising from the proposal.

Sustainability and Ecology

The proposal is not within Green Belt and is located at the outer edge of 5km mitigation zone of Thames Basin Heath SPA however due to the nature of the development it is understood that there will be no impact.

Further, the applicant is in agreement with the recommendation to use SuDS for the surface water drainage and confirms the following:

- Geocellular system (soakway) for the surface water drainage at the rear of the garden
- Permeable paving for any hardsurfaces

4. Conclusion

The design of the proposal would be in keeping with existing dwelling on site as well as with the wider area. The impact on neighbouring amenity would be minimal as demonstrated above. Therefore, we are of the opinion that the proposal complies with the requirement of relevant policies of WBC, and we are hopeful that it will be recommended for approval.