



PLANNING STATEMENT AND DESIGN & ACCESS STATEMENT FOR

75 Pitts Lane Earley Wokingham RG6 1BX

This Design and Access statement is submitted in support
of a householder planning application.

Site and Surroundings

The application site relates to a two-storey detached property, located in an established residential area. The property has 4-bedrooms, 3-bathrooms, a kitchen with garden, separate garage and sufficient car parking. Most of the properties are detached houses with car parking spaces in the front of the houses.

Planning History

[232854](#) Part-retrospective) 3m single storey side extension to the side of the house with flat roof and a new drop kerb

[210894](#) Householder application for the erection of a single storey front extension to form new porch, plus 1no. front dormer and the widening of existing dropped kerb (part retrospective).

[201041](#) Householder application for the proposed erection of a part single storey, part two storey front extension, part single storey, part two storey side extension, internal alterations and changes to fenestration, plus widening of existing dropped kerb to allow for more parking spaces, following demolition of existing garage.

[203164](#) Householder application for the proposed erection of a two storey side extension and single storey front extension to form a porch, internal alterations and changes to

fenestration, plus widening of existing dropped kerb to allow for more parking spaces, following demolition of existing garage

*Policy CC8 of the RBLP Safeguarding Amenity states that:
“Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of*

- Design
- Impact upon Residential Amenity
- Impact upon Neighbouring amenity
- Impact upon Highways/ Parking

In summary, extension developments must be of a good design befitting of the character of the area in terms of style, material, scale, roof style and shape, should avoid a terracing affect by setting the extension back from front elevation of parent-dwelling, have a lower roof ridge height and maintain a gap with the neighbouring property/ your site boundary.

Proposals must also not negatively impact local neighbours by way of overlooking, overshadowing or be overbearing and should respect the 45-degree and 25-degree rule with neighbouring habitable rooms.

Extensions should also not have a detrimental impact on highways and local parking, the side extension will result in no loss of car parking space.

Based upon the proposed siting of the extension, the existing driveway parking spaces and subject to design requirements, I believe this will be a feasible proposal.

The application proposal is to erect another floor on the existing single storey to create an extra bedroom with bathroom and office space.

The single side extension is already erected 9000mm in depth and 3300mm in width with flat roof, it will be sufficiently set back from the principal elevation of the parent dwelling.

The ground floor consists of a dining room with bi-folding doors at the rear and on the 1st floor there will be a new bedroom, giving the property a total of 5 bedrooms, the extension will connect internally to the main dwelling via the doorway into the hallway.

The style and finishing of the extended sections, including the roof tiles, windows, doors brick work and rendered paintwork will match the existing dwelling and the proposal will be keeping with the character of the local area. It will provide a much-needed extra living space to the occupants of the dwelling.

The main considerations of the application are the proposal's potential impact upon visual and neighbouring amenity.

Design and Visual Impact

The proposal will lead to the creation of a useful and well-designed enlarged dwellinghouse, leading to a functional, modern, and flexible user space for the occupants for lifetime of the dwelling. Consideration has been given to the scale, massing, style, and siting to ensure it is appropriate and subordinate to the parent dwelling, in massing, height and width. The property benefits from a substantial curtilage, with the extensions being appropriate in footprint to ensure they will not overdevelop the site or detract from the character of the dwellinghouse or local area.

The proposal is attractively and appropriately designed, and follows key characteristics of the parent building, for example by matching the materials, style, and roof of the existing dwelling; This ensures it is complimentary to the character of the site.

Amenity Considerations

Whilst there are neighbouring properties to the proposed site, neighbouring amenity is unlikely to be impacted significantly by virtue of the appropriate development.

It is also appropriate to note that the extension has side obscure windows, ensuring no infringement upon privacy or restriction of daylight to the neighbouring property, noise is also not expected to be an issue due to the appropriate nature of use of the extended rooms and spaces.

All fenestration is appropriate and will not affect neighbouring properties any more than the existing. There are no new issues with regards to overlooking neighbouring properties to the rear due to the sensible siting and orientation of windows.

Also, the new upper floor windows to the front and rear of the property are also not expected to be a cause for concern given that windows at this level are common on the street scene, and outlook will mimic that already existing at the property's existing bedroom windows.

As discussed, the proposal is of a good design, and the scale and massing of the proposal is suitable and subordinate to the parent dwelling, and it will therefore will not dominate the sites character or overdevelop the site, as it allows for ample undeveloped garden ground to remain. The scale of the proposal also respects the 45-degree rule and will not overlook, restrict sunlight, overshadow or be overbearing by virtue of this. As such, overbearing, overlooking, and overshadowing are not expected to be a significant concern for this development. The proposed development will therefore cause no further impact to neighbouring amenity than the existing development.

Additionally, the new development will improve amenity for the dwelling's occupiers and future residents, in that it will provide an improved dwelling. The proposal will provide extra living space, which will be adaptable, comfortable, and welcoming for existing and future residents, for the lifetime of the dwelling. The proposal will also allow the occupants of the

dwelling to make effective use of the site and space, thereby maximising the use of the plot.

Parking and Highways

The Highway agency would be unlikely to raise any objections to the proposal as there is ample in-house car parking available at the site on the front driveway.

Sustainable Development

The proposal will positively contribute to all three developmental objectives of the Nation Planning Policy Framework as well as Local policy. The proposal can therefore be considered acceptable in principle.

From a social perspective, the proposal will provide much-needed extra living space for the occupants of the dwelling, creating an improved dwellinghouse.

From an environmental perspective the proposal is attractive and will result in no detrimental impact on the character and appearance of the area, nor disrupt the amenity of adjoining neighbours.

From an economic perspective, the development will contribute to the local economy as local fitters/contractors will be sourced following planning approval.

Conclusion

The proposal will deliver significant social and economic benefits to this area while not resulting in any detrimental harm to the areas surrounding environment or neighbouring amenity. It will also be well designed and provide improved living space for the occupants.

For this reason, we see no reason for the council to withhold our request for permission and kindly request that the council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to the proposal or feel that certain conditions would be necessary to accommodate this proposal would welcome discussion on any of these matters.

See Proposed Plans

PP-127-RG-01 Existing and proposed site plan

PP-127-RG-02 Existing and proposed elevations

PP-127-RG-03 – Existing and proposed floor Plan

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