



Design & Access Statement (Short Form)

Rear Dormer Loft Conversion

Applicant: Mr Gregory Taylor

Site Address: 15 Piggott Road, Shinfield, RG2 9RH, Reading

We are submitting a householder planning application for a rear dormer loft conversion at the above address on behalf of Mr Gregory Taylor. The proposal is illustrated on the submitted drawings:

- Drawing 01 – Existing Plans & Elevations
- Drawing 02 – Proposed Plans, Elevations & Site Plan

The existing drawings confirm the current two-storey layout with three bedrooms and an office at first floor level. The proposed drawings introduce a new second-floor bedroom within the loft space, resulting in a four-bedroom dwelling.

Proposal Summary

The proposed development comprises:

- Construction of a rear-facing dormer to create additional second-floor accommodation, as shown on the proposed elevations.
- Installation of Velux rooflights to the front roof slope and over the new stairwell to provide natural light and ventilation.
- Internal reconfiguration to form a new staircase from first to second floor.
- Creation of a new second-floor bedroom, increasing the dwelling from three to four bedrooms.
- External materials to match the existing dwelling, ensuring continuity with the current roofscape and minimal impact on the street scene.

The dormer is positioned entirely to the rear and does not alter the existing ridge height. Its scale and form are consistent with typical domestic loft conversions and are designed to sit comfortably within the existing roof profile. The proposed elevations confirm a modest, flat-roofed dormer with matching cladding and fenestration proportions.

The site plan demonstrates that the dormer faces the rear garden and does not introduce harmful overlooking toward neighbouring properties. Side-facing windows are limited, and rooflights are positioned to avoid direct views into adjacent dwellings.

Planning Context

This application is submitted as a full householder planning application. The proposal represents a modest extension to the existing dwelling.



Permitted Development Position

While this application is submitted for full planning permission, we would also welcome the Local Planning Authority's view on whether any elements of the proposal may carry merit under permitted development rights as set out in Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Due to project timescales, a Lawful Development Certificate has not been submitted in parallel. However, should the Authority consider that the proposed rear dormer, or any part of it, falls within the scope of permitted development, we would be grateful if this could be taken into account as a material consideration in the assessment of the application.

Parking Provision

In accordance with Wokingham Borough Council's Parking Standards (2011), a four-bedroom dwelling requires three on-plot parking spaces. The property already benefits from three dedicated parking spaces, meeting the standard in full.

The proposal does not therefore generate any additional parking requirement, and the existing arrangements remain appropriate for a dwelling of this size. The increase from three to four bedrooms represents a modest intensification that does not materially affect parking demand or vehicle movements.

We welcome any feedback or queries from the planning officer and trust that the proposal will be considered on its merits in light of the site-specific planning context.

*This proposal qualifies as a **householder application** under Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As such, it is **exempt from the mandatory Biodiversity Net Gain requirements** introduced under Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021).*

*Yours sincerely,
Jack Gallagher
Principal Designer
All Design Matters*