

7 July 2026

Planning Department

Wokingham Borough Council
Development Management,
Wokingham Borough Council,
Civic Offices, Shute End,
Wokingham,
RG40 1BN

To Whom It May Concern,

HOUSEHOLDER APPLICATION FOR 27 AGGISTERS LANE, BARKHAM, RG41 4DW.

I have been instructed by my clients to prepare and submit the enclosed drawings in support of a householder application to Wokingham Borough Council for alterations and extensions to the existing dwelling.

SUMMARY OF PROPOSALS

The proposed development comprises a part two-storey/part first-floor front extensions incorporating two front-facing gables, raising of the main roof ridge, changing the roof from part-hipped to full gables to both side elevations, installation of two front rooflights and a new entrance canopy, rear roof additions to provide enlarged bedroom spaces at first floor, conversion of the existing integral garage to habitable accommodation, alterations to the external materials and fenestration, together with associated changes to the front landscaping.

Design

The proposals have been carefully designed to enhance the appearance and functionality of the existing dwelling while respecting the character of the surrounding residential area. The front extensions and new gables provide a more balanced and coherent frontage, with proportions and detailing that reflect the scale and form of neighbouring properties. The modest increase in ridge height is necessary to accommodate the revised roof design and improved first-floor accommodation, whilst remaining appropriate within the street scene. The proposed ridge and eaves remain lower than both neighbouring properties (Nos 25 and 29 Aggisters Lane).

The rear roof additions are located to the rear of the property where they have limited public visibility and are designed to integrate with the existing roof form. The garage conversion makes efficient use of existing built form without increasing the overall footprint of the dwelling.

Alterations to the external finishes and fenestration will provide a consistent and contemporary appearance while remaining sympathetic to the existing building and surrounding properties. Replacement materials will be selected to complement the surrounding development in terms of colour, texture and quality. The revised front landscaping will improve the property's appearance and provide an attractive setting for the dwelling, whilst maintaining appropriate areas for access and parking.

Overall, the proposals are considered to represent a high-quality design that responds positively to the site and its surroundings.

Access

There are no changes to the existing vehicular access arrangements, which will continue to serve the property from the public highway. Adequate off-street parking will be retained within the site following the garage conversion.

Pedestrian access will remain via the existing front entrance, enhanced by the proposed entrance canopy. The internal alterations will improve the functionality and usability of the dwelling for its occupants. The development has been designed to provide safe and convenient access for residents and visitors and does not adversely affect neighbouring properties or the wider highway network.

Ecology

A Preliminary Ecological Appraisal (PEA) has been undertaken in support of the application. The assessment included a desktop review and detailed internal and external inspection of the property. The survey found no external features capable of supporting roosting bats or providing access into the building. Similarly, the internal inspection identified no suitable roosting opportunities.

Based on the findings of the appraisal, the property is considered to have negligible potential to support roosting bats. The conclusions of the assessment are supported by a high level of confidence derived from both the desktop study and site survey. In accordance with the Bat Workers' Manual and the Bat Surveys for Professional Ecologists: Good Practice Guidelines, no further bat surveys are considered necessary.

The proposals are therefore not expected to result in adverse impacts on protected bat species and there are no ecological constraints that would prevent the development from proceeding.

Conclusion

The proposed alterations have been designed to improve the appearance, functionality and long-term use of the existing dwelling while remaining sympathetic to its surroundings. The development retains suitable access and parking arrangements, introduces high-quality design enhancements, and is supported by ecological evidence confirming that there are no protected species constraints associated with the proposals.

As such, the proposals therefore represent an appropriate form of residential development that enhances the existing dwelling while maintaining the character and appearance of the surrounding area and is considered to comply with relevant local and national planning policies.

I trust this summary will assist in your review of these proposals.

Yours sincerely,



Bronwen Gombert

CONNECTED ARCHITECTURE