

Planning Statement

Address- 57 Western Avenue, Woodley, RG5 3BL

Client- Mrs Elizabeth Cairney

1. Introduction

This statement supports a householder planning application for the construction of a side dormer extension to an existing dwellinghouse at 57 Western Avenue, Woodley, RG5 3BL.

2. Site Context and Description

Located in the desirable suburban area of Woodley within the Borough of Wokingham, 57 Western Avenue occupies a peaceful residential street known for its family-friendly environment and convenient access to local amenities. The surrounding area comprises a mix of mid-20th-century housing and more recent developments, contributing to a well-established neighbourhood with a cohesive residential character. It appears that this property is not located within a designated conservation area in the Borough of Wokingham.

57 Western Avenue is a mid-20th-century semi-detached residential property, typical of post-war suburban housing found throughout Woodley. The dwelling is constructed in traditional cavity brickwork with a hipped tile roof and benefits from generous front and rear garden space.

The application site comprises a detached chalet bungalow/ residential property, which has previously been extended by way of a single-storey rear addition and the introduction of a side dormer at first-floor level. The proposal seeks to maintain the property's established residential use and remains sympathetic to the character and appearance of the surrounding suburban setting.

3. Description of the Proposal

The proposed development involves the construction of a further dormer extension to the opposing side roof slope, designed to mirror the scale, form, and positioning of the existing dormer. This addition will enable the enlargement of the first-floor bathroom, thereby enhancing the internal layout and overall functionality of the dwelling.

Materials are proposed to match those of the existing roof/dormer and remain in keeping with the character of the existing dwelling.

4. Planning Considerations

Scale and Appearance

The proposed scale and massing are in keeping with the surrounding built form. A contemporary architectural approach is adopted, with the use of:

- High-quality materials that respond to the existing local palette;

- Subtle architectural detailing that enhances the appearance of the extension without disrupting the character of the street.
- Materials will be carefully selected to respect the existing architectural context and will match the existing property wherever possible, ensuring visual continuity and cohesion with the surrounding built environment.

Ensure Design is Compliant

To ensure that the design complies with Wokingham Borough Council's planning policies, Wokingham Borough Council Local Plan Documents, Borough Design Guide SPD (2012), Character Study (where applicable) and general good practice.

Respect the Character of the Area

The proposal has been carefully designed to reflect the established character of Western Avenue and the surrounding residential context. Key design principles include:

- Use of materials that are consistent with the existing dwelling, ensuring visual continuity and a coherent external appearance.
- Ensuring the proposed dormer remains subordinate in scale and massing, avoiding any over-dominance of the roof form or disruption to the street scene.
- Aligning with the roof profile and fenestration rhythm of the host property to ensure the addition integrates sensitively with the original architectural form.
- The design for 57 Western Avenue has been developed with full regard to the surrounding suburban character and in accordance with Wokingham Borough Council's adopted design guidance.

Position and Size

The proposed dormer extension has been carefully positioned to ensure it remains respectful of the property's proportions and surrounding context.

Key considerations include:

- The dormer is located on the side roof slope and is visible from the principal elevation, therefore preserving the visual character of the streetscape is important;
- The design ensures that the dormer remains subordinate in scale and does not result in any excessive projection beyond the original roof profile;
- As the property is detached, the proposal maintains a clear separation from neighbouring boundaries, thereby avoiding any perceived "terracing effect" or sense of overdevelopment.

Height and Roof Design

The proposed dormer extension has been designed to sit comfortably within the existing roofscape, with careful attention to scale and roof form. Key design considerations include:

- The dormer is a modest roof-level addition, maintaining a single-storey profile that does not exceed the height of the existing ridge line.
- A flat roof form has been selected to ensure the dormer remains visually subordinate and integrates discreetly with the host roof structure, avoiding any bulky parapets or over-scaled massing.
- The design respects the character of the original dwelling, with proportions and detailing that align with the established roofline.

- This approach ensures the extension remains architecturally sensitive while providing the necessary internal space efficiently.

Internal layout

The internal layout has been sensitively reconfigured to improve spatial efficiency and enhance the overall functionality of the home for existing occupants. Key design principles include:

- Improved use of existing roof space through the addition of a matching dormer, enabling the creation of a larger and more practical first-floor bathroom.
- Retention of appropriate separation distances and building lines to ensure no adverse impact on neighbouring properties or the wider street scene.
- Enhancement of natural light and ventilation within the extended space through the considered positioning of new window openings, in line with the established fenestration pattern.

The proposed scale and massing are in keeping with the surrounding built form. A contemporary architectural approach is adopted, with the use of:

- High-quality materials that respond to the existing local palette and the existing dormer.
- Subtle architectural detailing that enhances the appearance of the dormer without
- disrupting the character of the street.

Amenity of Neighbours

The proposal has been carefully developed to protect the amenity, privacy, and outlook of adjoining properties. In accordance with established design guidance:

- The proposed dormer maintains appropriate separation from neighbouring properties to avoid any undue impact on privacy, daylight, or outlook.
- The proposed dormer includes no side-facing windows that would result in overlooking the neighbouring property.
- The form and placement of the dormer have been designed to minimise overshadowing and preserve the level of daylight received by adjacent properties.
- These measures ensure that the development maintains a high standard of neighbourliness and aligns with Wokingham Borough Council's guidance on residential extensions.

Cite relevant policy and considerations:

- No impact on parking, access, or landscaping
- Although the proposed dormer could fall within the scope of Permitted Development (PD), a full householder planning application has been submitted in this instance to ensure clarity and formal approval. Please refer to Design and Access statement for more information.
 - A full planning approval offers broader planning coverage, addressing both the technical and visual aspects of the proposal, and provides a clear, publicly accessible planning history for future reference.
 - Accordingly, a full application is considered to be the most appropriate and transparent route for the proposed works and ensures transparency with the Local Planning Authority (Borough of Wokingham) and provides the applicant with clear confirmation that the proposed works are acceptable in planning terms.

5. Conclusion

The proposal is modest in scale, sympathetic in design, and compliant with local planning policies. It would not result in any unacceptable harm to the amenity of neighbouring occupiers or the character of the area.

Videre Architects and Surveyors is committed to developing proposals that respect and enhance the local context, while promoting high standards of sustainability, accessibility, and design quality. The scheme will be delivered in line with national and local planning policy objectives, with careful consideration given to the amenity of neighbouring properties and the character of the surrounding area.