



Planning Statement

26 Kiln Ride, Finchampstead, Wokingham RG40 3PL

1. Introduction

This Planning Statement accompanies the application for alterations to the existing dwelling at 26 Kiln Ride together with the construction of a new detached garage outbuilding.

The proposals comprise:

- Construction of a new detached garage within the site;
- Internal reconfiguration of the ground floor;
- Alterations to the existing fenestration;
- Introduction of timber cladding to areas of the ground-floor elevations; and
- Associated external alterations and landscaping.

The submitted drawings illustrate the proposed internal arrangement, revised elevations and the design of the new garage.

2. Design and Appearance

The proposals seek to modernise the appearance and functionality of the property while retaining the overall form and scale of the existing dwelling. Importantly, the existing main roof form remains unchanged.

The revised elevations introduce new French grey timber-effect windows and doors together with areas of timber cladding and painted masonry. These materials provide a coordinated and contemporary appearance while remaining appropriate to the domestic character of the property.

The proposed garage is a simple single-storey outbuilding with a traditional hipped roof form, designed to sit comfortably within the spacious plot and remain clearly subordinate to the main dwelling.

Although positioned towards the road, the garage will be substantially screened by the established boundary hedging. Kiln Ride also displays a varied building line, with buildings and ancillary structures positioned at differing distances from the highway. The proposed siting would therefore not appear unduly prominent or out of character within the existing streetscene.



3. Residential Amenity

The majority of the works relate to the internal layout and appearance of the existing dwelling and would have no material impact upon neighbouring properties.

The scale, position and domestic use of the proposed garage are such that it would not result in unacceptable overlooking, loss of privacy, loss of daylight or an overbearing impact upon neighbouring occupiers.

4. Ecology and Bats

The proposals do not involve alterations to the existing roofs of the dwelling.

The proposed external cladding is applied over existing masonry wall construction only and does not affect roof coverings, eaves, soffits or other potential roof-level bat access points. The works would therefore not affect any potential bat roosting opportunities associated with the existing roof structure.

5. Conclusion

The proposal represents a proportionate improvement to the existing property, providing improved accommodation and a more coherent external appearance together with useful ancillary garaging.

The new garage is appropriately scaled, well screened by existing vegetation and sits within a streetscene characterised by a varied building line. The proposals would preserve the character of the area, would not materially affect neighbouring amenity and would not affect the existing roof structure or potential bat habitat.

The development is therefore considered to represent an appropriate and sustainable form of residential improvement, and planning permission is respectfully requested.