

DESIGN STATEMENT

74 OAK AVENUE, WOKINGHAM, RG40 1LJ



Front view



Rear view

The planning application relates to a loft conversion to a detached property in **Wokingham Borough Council, RG40**. Specifically, the proposed works comprise: **Loft conversion with a hip roof rear dormer extension with the addition of rooflights to the roof slope**.

The subject property is not located in conservation area.

INTRODUCTION:

The subject site is located on the Oak Avenue. The existing building appears to be generally as old as the surrounding dwellings. The immediate surrounding area is characterized by similar style properties. It is considered a good quality dwelling house in a desirable area.

The scope of work is a loft extension with one dormer window, providing additional residential accommodation. The amount of proposed development has been designed to match approved designs on the same area. The appearance and scale of the proposal have been designed with due consideration to the street scene and in relation to immediate surroundings. It is considered that the proposed development will blend well in established fabric and will not be overbearing. There will be no impact on the architectural pattern/appearance of the area, as a lot of properties with reference to dormer windows can be seen.



Existing Site and its surroundings

PROPOSED DESIGN:

The design involves a loft conversion with dormer window at rear roof slope. The proposed dormer has been set in well within the original roof slope of the house and it is considered to remain small in scale and subordinate to the original building. Internally the layout of the new

floor will be accessed via proposed staircase. The internal works consist of fitting a bedroom, a shower room, a sitting area and study. The dormer will be set well within the original roof of the house and will not produce dominating effect on the rear elevation. The proportion and scale of the proposed dormer would create no harm to the character or appearance of the area and would not result in negative impact on the street scene.

USE:

The use proposed by this application is not any different to the existing situation i.e. a residential family single dwelling. The surrounding properties are residential and such a use is therefore not making any disturbance in this location.

PRECEDENT DECISION:

We do not believe that any part of this proposal is creating a precedent as some other properties across the road have also been permitted for similar type additions, as mentioned below:

Address	Planning Reference	Proposed development
18 Kennedy Place, Wokingham, Berkshire, RG40 1LG	213485	Erection of a rear dormer window, three roof windows to the front roof slope and three to the rear roof slope.

LAYOUT:

The proposed layout makes the most of the opportunities, which exist at the site. By reconfiguring the general layout and forming the proposed extension, a large, lighter, and better configured space is created. A variety of developments by way of dormer windows exist in the vicinity hence, we regard our proposals to be in keeping with the local character of this area. No adverse impacts will be anticipated on the neighbouring property's daylight and sunlight by the position and scale of the proposed roof extension. Our Design has fully considered the impact of development on the amenity of residents and the environment in general and it's taken this into account at all stages of the development process.

The design of the loft has been carried out to what the council perceive to be acceptable under the current planning policies. The impact of proposed dormer window would be minimal to the subject property and its surroundings. These changes are not incongruous with the design and proportions of the host building.

APPEARANCE:

All materials to be used in the construction of the proposed development have been carefully thought out in consideration of the surroundings. The proposal has been designed to be in keeping with both the existing property and the overall street scene.

CONCLUSION:

It is considered that the proposed development would be in full compliance with the design and policies of the Council. The Design Statement has demonstrated that the proposed works are appropriate for the site and surrounding area, in respect of the context, proposed materials and the adjoining properties. None of the proposed works unduly shade/affect the adjoining owner`s amenity, and there are no overlooking issues with the design. Due to the above, we would ask the Council to look favourably on this application.