

Descriptive Statement for the Proposed Extensions at:
35 Wychwood Crescent, Woodley, Reading RG6 5RA

Description of Proposal

This application seeks planning permission for the proposed erection of a part single, part two-storey side and rear extension, following demolition of the existing outbuildings. The installation of a new front porch roof. The erection of a single storey side extension to provide a garage, following demolition of the existing garden storeroom. Plus, changes to fenestration, and levels changes to allow for a lowered driveway.

Site Address: 35 Wychwood Crescent, Earley, Wokingham, RG6 5RA.

Pre-application Advice

Pre-application advice for the proposal was sought on 19 August 2025. The Application number was 251977. The case officer was Rowan Reynolds.

Post Pre-application Amendments

Since the pre-application advice was provided, 1 mature oak tree has been felled and removed from site. The Proposed Plans now show an alcove on the landing at first floor level; smaller windows by way of raised sills to the Master Bedroom patio door side windows; stove flue; large patio area at the rear omitted and replaced with a small patio area behind the Garage which is utilised to direct surface water away from the building and into a drainage channel; the remainder of the existing hard patio standing at the rear will be retained and the pond filled in; a small patio area at the rear of the Garden Room with a 1:12 pitched ramp leading to a 1.5 metre diameter hard standing area which is at a distance greater than the height of the mean roof level of the dwelling house above the ground, and also greater than the height of the extension; to provide for a wheelchair user escape route from the dwelling house, as the pitch of the front drives at 1:6 would likely be insurmountable unassisted [to comply with Approved Document B1 General Provisions 2.10 b. Diagram 2.5 Ground or basement storey exit into an enclosed space.].

Description of Site

Wychwood Crescent is in the main, an arrangement of detached two storey dwelling houses with brickwork walls and plain tiled pitched roofs, featuring hip end side arrangements and gabled front and rear facing bay features. The front elevation detailing varies with some properties having contrasting rendered walls. The front gardens are generally demarcated with low boundary brickwork walls. The properties are generally situated well back from the highway with off road parking within the curtilages.

The site ground cover is generally of tarmac driveway hard standing, or shingle covered driveway and lawned areas, or a combination. The boundary treatments are generally of vegetative hedging, trees and general shrubbery and timber fencing or brickwork walls, or a combination.

Planning History [source: Applicant and Wokingham Borough Council Online Planning Register]

Householder Planning Application Number: 220908 Approved 13-05-2022
The Applicant sought pre-application advice: Pre Application Number: 211327.
There is one listing [under a postcode search]: for App. 041696,
iLap Ref No. F/200042962, Approved Decision Date: 08/11/2014 for a proposed single storey rear extension to dwelling.

Demolitions

The proposal is to demolish the existing single storey flat roofed side extension [originally garage, and previously converted to integral store]; existing single storey flat roofed rear extension and conservatory; existing adjoining flat roofed garden store; existing adjoining timber outbuilding; and porch roof. The existing main roof is to be demolished and replaced with a new roof structure insulated at rafter level, and covered with a tile of a similar appearance to the existing tiled roof. The driveway will be reduced in levels to provide access to the proposed new adjoining garage; new front landscaping with approach path; with some local ground reduction at the rear to provide for water to be directed away from the building. The existing solar panel on the front elevation will be removed.

Design

The proposal is to replace the demolished side garage/store and rear extension with a part single, part two storey side and rear extension to create an open plan living area kitchen/diner & lounge; garden room; utility room; and relocated wc. The front elevation porch roof is proposed to be replaced with a deeper roof integrated with the existing bay roof to create an external soffit to the entrance with glazed gable and new front door with glazed side panel. At first floor level, the proposal is to create an additional bedroom [total 5] and larger master bedroom with en-suite and balcony; and an additional en-suite to Bedroom 5. A new adjoining garage is proposed, which will replace the garden store. Fenestration alterations are also proposed on the ground floor South elevation. The only new South facing first floor window will be a roof window serving the Bedroom 5 en-suite.

The new front elevation windows of the proposed extension will relate to those of the existing building in terms of size, proportion, positioning and detailing to ensure the extension blends in well. The window which serves the new master bedroom en-suite is proposed to be obscure glazed.

The extensions have been designed to reflect the existing hipped and gabled design language of the existing dwelling, to form an integral part of the existing building.

The proposed North and South facing first floor side elevations continue seamlessly towards the rear to form the rear facing gabled elevations.

The main roof will be raised to accommodate the deeper rafters of the new roof structure and insulation requirements. A 'between and under the rafter' insulation system will require the roof to be raised by approximately 125mm however this system would allow for the existing roof hip bonnets to be retained or replaced, which will maintain a design in keeping with the local architectural style. Where the front gabled roof is raised, a corbeled brick on edge will added to the gable to close the resultant gap.

The proposed single storey South side extension garage would be situated back from the front elevation and form a lower, subservient height roof, and has been set down from the main roof, creating a distinct separation between the two roofs. The garage roof would be hipped with half round ridge tiles to match those of the main roof.

The proposed design is in keeping with elements of the original building and examples of subsequent neighbouring extensions, and with the general neighbourhood in which it is located.

Materials

The host property No.35 is a traditional red brick, two storey detached dwelling with plain tile covered pitched roof; felt covered flat roofs; and polycarbon [type] low pitched flat roofs. The proposal is for all walls to be brickwork to match existing, and pitched roofs to be a combination of plain tiles to match the existing, and a DuoPlain tile [two 'plain tile' segments to give the appearance of a smaller format tile in the same colour. The Garden Room flat roof will be covered in a single ply membrane or GRP [glass fibre] or built up felt type system. The small areas of flat roof over the front single storey extensions will be leaded to match the apron and stepped flashings. The existing windows are proposed to be replaced with a grey upvc or aluminium framed window system to match the proposed new windows and sliding / folding doors. The front door is proposed to be composite with fully glazed side panel. The side entrance door [Utility] is proposed to be grey upvc and glazed. The garage door is proposed as grey aluminium roller style shutter. The proposed shingle driveway would be replaced with a paving block hard surface system to minimise the risk of overspill, and to aid in providing traction.

Parking Provision and Highway Access

The existing parking arrangements and access to the front of the property are to be revised to allow for 5 parking spaces [4 on the driveway and 1 in the garage], with a new stepped access path with handrail. The ground levels will be lowered to allow for a 150mm gap between the damp proof course of the dwelling and the new reduced ground levels. The new driveway and pathway treatments will be supplemented with recessed drainage channels and areas of permeable bedding. The driveways will be pitched at a maximum of 1:6 with lower pitched transition strips.

Boundary Treatments

The existing boundary treatments would remain the same as far as reasonably practicable. The existing boundary treatment between the proposed extension and the garden of No.33 is of a timber close board fencing style between timber posts, with taller vegetative hedging, trees and general shrubbery. Where the timber outbuilding is demolished along the North boundary line, the proposal is replace with a boundary treatment of a similar style to that of the existing. The existing boundary treatment on the South side is close board timber fencing which continues on from the end of the front garden brickwork wall. The proposal is to construct a new brickwork retaining wall to the South boundary to facilitate the lowered driveway, and rebuild the front garden wall to the same height as the existing low boundary wall. The boundary walls and fencing will run alongside the new garage for a distance and then divert and follow the boundary line at the rear. The driveways seen on the left and right of the dwelling when viewed from the front, will be widened by 1 metre and the pavement crossover amended to suit the new arrangement.

Planting and Vegetative

Please see drawing AWA24.04.12 Applicants Planting Plan for the proposed front garden treatment.

Applicant Statement

The pre-existing car port was removed in September 2019. Part of the wood in the roof structure was rotting and therefore it became unstable. Rather than leave the brick side wall of the car port without a roof structure to support it, the wall was removed down to the foundation level which still remains where the hoped for new garage will be. Please see photographs on page 4.



Pre-existing car port external



Pre-existing car port internal



Driveway after roof & brick side wall removed

