

**PROPOSED RESIDENTIAL EXTENSION AND  
ALTERATIONS OF DETACHED CHALET BUNGALOW**

**AT**

**3 PINWOOD AVENUE, CROWTHORNE,  
BERKSHIRE, RG45 6RS**

**PLANNING STATEMENT**

**PREPARED BY: MARTIN BUTLER PARTNERSHIP LTD**

**ON BEHALF OF: MR C. RUSSELL AND MISS P. PANGBORN**

**20<sup>th</sup> June 2025**

## **1.0 INTRODUCTION AND SITE**

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This statement has been produced to support a planning application for the extension of number 3 Pinewood Avenue, Crowthorne. This application is similar in principle to application reference number F/2013/0394 which was approved 03/05/2013 and followed refused application reference number F/2011/2019.

The existing property is a three bedroom, one bathroom detached chalet bungalow with detached single garage and store outbuildings south side of the bungalow and is located on a good sized plot with further dwellings to the south and west, the bottom end of the rear garden of No. 46 Ellis Road to the south and a copse of protected trees to the north.

The area is characterised by a wide variety of residential development.

## **2.0 HISTORY**

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Application Ref: F/2013/0394 – Approved 03/05/2013 for the proposed raising of the roof to create additional living accommodation to include dormer windows, plus changes to fenestration, demolition of existing garage and new access.

Application Ref: F/2012/0581 – Granted at appeal for a new dwelling on part of the residential curtilage.

Application Ref: F/2011/2019 – Refused 18/11/2011 for the proposed erection of single storey front extension, alterations to existing front entrance porch, raising of roof to create additional living accommodation to include dormer extensions and erection of detached garage.

## **3.0 DEVELOPMENT PROPOSALS AND ASSESSMENT AGAINST POLICY**

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### ***Use and Amount***

The proposals are for a residential extension to an existing bungalow with minimal first floor accommodation to a four bedroom chalet bungalow

### ***Layout and Scale***

The proposal is for a small single storey front extension of the south western end of the property including a new front entrance door with porch canopy. A new main pitched roof with raised eaves and ridge line. A reduction in roof pitch from the existing 40.5 degrees pitch to the proposed 37.5 degrees helps minimise the overall increase in property height. The raising of the eaves and ridge line accommodates first floor accommodation across the whole footprint of the property.

The new first floor accommodation allows all four of the properties bedrooms to be located upstairs together with a main family bathroom, and ensuite shower rooms to the master bedroom and bedroom 2.

The ground floor layout is modified with the kitchen and dining area and the main living room switching positions to enable access directly from the new open plan kitchen and dining room onto the rear private garden via. new feature bif-folding sliding patio doors.

The property front door remains in the same location but pulling the front door forward and reconfiguration internally provides a larger central entrance hall area which is ideal for the location of the new staircase providing access to the new first floor accommodation.

Removing the two ground floor bedrooms and family bathroom from the ground floor allows for creation of two new reception rooms with a study and separate family/tv room. In addition a ground floor cloakroom and utility room are provided.

### ***Landscaping***

There is no proposal to change any of the existing established gardens around the property or any of the existing boundary fencing, parking or site access. The existing drive/frontage accommodates two off street vehicles with a third space available in the new garage.

The existing timber structures forming the single garage and store outbuildings to the north east corner of the property are proposed to be demolished and replaced with new masonry constructed garage and stores built to match the size of the existing and constructed off the top of the existing concrete slab.

### ***Appearance***

The proposed property will be a one and half storey property with a feature front gable to the west and a second gable to the south on the garden side.

The external walls of the proposed property will be finished in an off-white monocouche render at ground level replacing the white painted brickwork and with a 'Marley' or similar approved cedar fibrous cement board (weatherboard), coloured blue grey, to first floor walls and dormer external walls.

The replacement roof will be finished in slate to match the property to the south. Windows and doors will be coloured anthracite grey and be either u-PVC or powder coated Aluminium.

Two new dormer windows to the front (west elevation) serve bedroom 4 and bedroom 2 en-suite, two further dormer windows on the side (north) elevation serve bedroom 3 and the master bedroom en-suite, one remaining dormer on the rear (east) elevation serves the family bathroom. Windows to washrooms to be fitted with obscure type glazing.

In addition there are 3 roof light windows providing light to the vaulted roof above the master bedroom, dressing area and stairwell.

### **National Guidance**

The National Planning Policy Framework (NPPF) 12<sup>th</sup> December 2024 is relevant and material to the assessment of this application.

### **Local Policy and Guidance**

Wokingham Borough Local Development Framework, Adopted Core Strategy Development Plan Document January 2010, Core Strategy policy CP3 requires that “development proposals be of an appropriate scale of activity, mass, layout, built form, height, materials and character of the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life”.

The surrounding area is characterised by detached dwelling located on plots of varying sizes. The buildings are set back from the road frontage and benefit from soft landscaping. A variety of property types can be found in the area including single, one and half and two storey properties. The existing property also already has partial first floor accommodation. Consequently the proposed one and half storey development would not be out of keeping with the scale and character of the vicinity.

### ***Principle of development***

This development would bring about environmental improvement to the property through the use of modern standards of construction and sustainability measures. The principle of this development has also been set by the approval of a number of similar extensions involving raising of the main roof to provide first floor accommodation in Pinewood Avenue, Ellis Road and the surrounding area.

### ***Character and Appearance***

The development proposals are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users.

It is demonstrated in the proposals and within this statement that the proposals would be fully in keeping with the character of the area and the scale and layout of other properties within the local vicinity.

### ***Residential Amenity***

The siting, scale, and internal layout of the extended and refurbished dwelling has been very carefully considered to ensure there would be no adverse effect on the neighbouring properties in relation to overlooking, loss of light or overbearing.

The proposed extended dwelling provides more than the minimum two internal social spaces in the form of a separate living room, family/playroom and large open plan kitchen, breakfast and family area.

### ***Sustainable Design and Construction***

The proposed works seeks the use of sustainable methods of construction. This is supported by national guidance in paragraph 17 of the NPPF which states that planning should “*support the transition to a low carbon future in a changing climate.*” The national Code for Sustainable Homes has now been abolished, and so whilst detailed sustainability criteria can be controlled by condition if required, the following measures are put forward as demonstration of environmental improvement:

- a) Natural lighting to all habitable rooms.
- b) High quality insulation (to both the extension areas and upgrading of the existing fabric).
- c) Reduced internal water consumption through the incorporation of water efficient sanitary fittings, including low flow toilets and water efficient taps for wash basins.
- d) On-plot refuse and recycling facilities to be retained to work with the existing waste and recycling collection service.
- e) ‘A’ rated electrical appliances and energy saving light fittings throughout.
- f) ‘A’ rated double glazed windows with trickle vents to improve natural ventilation and south facing full height windows for solar gain.

### ***Access and Parking***

Adequate access and parking provision for the dwelling is provided. Ample off-road parking for at least 4 vehicles will be provided for the dwelling meeting the requirements.

## **5.0 CONCLUSION**

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This statement has shown that the proposal accords with National and Local Development Plan policies and would efficiently extend and refurbish the dwelling on site without detriment to the character and appearance of the area and the residential amenity of neighbouring residents.

The proposals have been designed to closely match the previously approved scheme and also the character and appearance of the existing and neighbouring dwellings.

The proposal is in keeping with the scale of development in the surrounding area and reflects the precedent set within the immediate area of modern family sized dwellings.

Mr Russell and Miss Pangborn are attempting to improve and extend their property in sympathy with its surroundings to provide them and their young family with a modern home for their future.

It is with all of this in mind that we respectfully request that planning permission is granted.