

This Design Statement is written in support of a householder planning application for the addition of windows to rear roof elevation replacing flat roof with new pitched roof. at 23 Sturges Road, Wokingham, Berkshire, RG40 2HG

(Ref 23SR-Roof / 9 / Design and Access Statement)

Context

23 Sturges Road is located within the Murdoch Road Conservation Area. It comprises a detached, three storey dwelling house, with a single storey attached garage to the south eastern elevation. The existing dwelling is brick at ground floor with light render at first floor, with a clay hung tile roof. The existing fenestration comprises white detailing. The property features hardstanding to the front elevation, providing off street parking.

23 Sturges Road is not listed, nor is it within close proximity to a Listed Building. Sturges Road is characterised by residential properties and this part of Sturges Road in particular, is characterised by large, detached dwellings set back from the road, on large plots.

Planning History

There has been one planning applications at the property since 1998.

Planning Application Number 240332 for the changes to the fenestration was submitted on 6 February 2024 and was approved on 2 April 2024.

Planning applications from before 1998 are available to view at the Council Offices.

An informal email request for advice on the type of planning application required for these works resulted in confirmation from Wokingham Borough Council that a householder application would need to be submitted in order to gain planning permission for the proposed works to the fenestration of the property.

Proposed Development

This application seeks householder permission for the addition of windows to rear roof elevation and replacing flat roof with new pitched roof over the utility room. The additional windows have been chosen to match the palette of the neighbouring roof-mounted PV panels and skylights. The new pitched roof is to provide improved weather proofing and insulation. The rendered segment will match the existing render for texture and colour.

Discussion

Policy TB24 of the Council's Managing Development Delivery Development Plan (MDD) states that the Borough will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by requiring works which affect heritage assets, in this case Murdoch Road

Conservation Area, to at least conserve, and where possible, enhance the local character, setting, management and historic significant of designated heritage assets. In turn the Council will support development proposals that ensure the conservation and enhancement of such assets.

The proposed additional roof windows are of high quality design, wholly ensuring the existing visual appearance of the dwelling and the wider Conservation Area will be retained. Careful consideration of the visual appearance of the existing building ensures the development demonstrates high quality design and appropriate choice of materials which respect the architecture of the host dwelling and reflect the materials of the wider area along Sturges Road, contributing to a sense of place, integrating with the surroundings in line with Core Policy CP3.

The existing dwelling has no significant importance within the Conservation Area, nor is it noted in the Murdoch Road Conservation Area Appraisal as a building of particular architectural, social, historical or scientific significance. The proposed alterations to the roof-scape will preserve the historic significance of the conservation area.

Summary

In conclusion, the proposals are for additional windows which will match the neighbouring roof windows and PV panels. The replacement roof will enhance the roof-scape by incorporating the flat roof into the body of the dwelling.

It is concluded that the proposals would accord with the Development Plan, relevant SPDs and National Planning Policy such that planning permission should be granted.