

31st July 2024

Wokingham Borough Council
Planning Services
Shute End
Wokingham
Berkshire
RG40 1WR

F.T.A.O – Planning Officer, Adriana Garcia Gonzalez

PLANNING STATEMENT

The proposed works to 31 Wiltshire Road, Wokingham, RG40 1TS comprises a Change of Use from its current Class E – Commercial (Orthodontist) Use to Class C3 – Dwelling Houses including the following extension and alteration works:-

- a two storey side extension with feature front dormer window and 3No. roof light windows to the rear elevation.
- a single storey side extension with 3.0m X 1.2m lantern roof light window set in the new flat roof.
- a 2.0m x 2.0m lantern roof light window to the replacement flat roof over the existing single storey rear structure.
- 2No. dormer windows replacing the 1 existing dormer window on the front elevation.
- a new front entrance and porch canopy.
- replacement windows and doors.
- changes to the fenestration.
- changes to remove the shingle customer parking area and reinstate back to a family garden.
- provide site entrance gates to the existing access and a 1.25m high timber fence positioned on top of the existing dwarf brick wall to the front boundary.
- internal alterations.

The existing building has been vacant since 4th July 2023, but prior to that date it had been used as a commercial Orthodontist Practice for a number of years.

The proposal is to reinstate the property back to a single residential family dwelling.