



LEE NORRIS DESIGN LIMITED
Architectural Design Services

Lee Norris Design Limited
27 Eden Way, Winnersh
Wokingham, Berkshire, RG41 5PQ

0118 9787226
07795 058193

lee@leenorrisdesign.co.uk

www.leenorrisdesign.co.uk

PLANNING STATEMENT

Proposed erection of a part single, part two storey front/side extension, a rear dormer to include a Juliet balcony along with changes to fenestration and chimney removal at:

The House In The Trees

Maiden Erleigh Drive

Earley

Wokingham RG6 7HP





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1. Introduction:

The following planning statement has been prepared in support of a householder planning application for the proposed erection of a part single, part two storey front/side extension, a rear dormer to include a Juliet balcony along with changes to fenestration and chimney removal.

The Statement sets out the details of the proposal within the context of planning policies set down by Wokingham Borough Council. The proposal has been prepared based on the guidelines set out in the National Planning Policy Framework (NPPF), National Planning Policy Guidelines (NPPG), Core Strategy, Managing Development Delivery Local Plan and The Borough Design Guide and Village Design Statements which are considered relevant to this proposal.

The statement aims to provide the local authority with the relevant supporting information upon which we have based our proposals. The process of survey, analysis, synthesis and design aims to create an integrated approach to the proposal.

2. Application Site & Surrounding Area:

The House In The Trees is a large, two storey, detached property located within a predominantly residential area of Earley.

The site is set back from the street and the property benefits from off-street parking and a rear residential garden.

There is heavy planting along the site's boundaries with Wokingham Road and Maiden Erleigh Drive which ensures that the property and site are well screened.

The surrounding area, inclusive of the application site, is not in a designated conservation area, nor is it within an area classed as countryside land.

The existing property is residential in use and is in single occupation.

3. Context of Proposed Use:

The applicant wishes to extend the existing property to provide additional living space to future-proof and modernise the existing dwelling and its façade.



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4. Design:

The main design philosophy has been to create extensions which compliment and enhance the host dwelling and the area around it whilst providing the accommodation required by the applicant for it's ongoing use. This philosophy is then balanced with it's impact on it's immediate neighbours and the wider area to ensure that it sits harmoniously within its surroundings. To enable this the applicant has actively engaged with the local authority by way of obtaining pre-application advice to ensure that the proposal meets with the requirements of the council's various departments and limits harm to neighbouring parties prior to making a formal planning submission.

The proposed extension has been designed in such a way to limit harm and respect the privacy of it's neighbours.

Overall the proposal represents a comprehensive redevelopment which efficiently uses the site within a sustainable location providing residential accommodation the size and scale of which is not detrimental to the character of the area and maintains the standard form of street scene in this area.

5. Pre-Application Advice Response:

Pre-application advice was requested from Wokingham Borough Council and a response was received from Mr. Rowan Reynolds on 28th November 2025.

The feedback received was quite comprehensive and raised some points of clarification which have been acted upon within this statement and within the submitted drawings which accompany the planning application.

A summary of the advice received, both in the report and in the subsequent telephone conversation together with an explanation where necessary of how this has been responded to is provided in the following paragraphs:

Character & Design

The pre-application advice advised reducing the height of the side extension to ensure that it appears as a subservient addition to the dwelling, however, following further discussions it was agreed that reducing the height of the new extension would create a further step in the roof line of the property which would appear at odds with the character of the dwelling. The existing dwelling already achieves subservience between the left and right hand sides by virtue of the existent step in ridge lines and the addition would cause no further harm to the character of the host dwelling or the wider area.



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Neighbour Impact:-

Policy CP3 of the Borough Design Guide states that development should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. The Wokingham Borough Council Design Guide (BDG) already provides some guidance on extensions which relate to the protection of residential amenities of neighbours and it is mainly for this reason that the applicant first requested pre-application advice.

Loss of Light:-

The pre-application advice received raised no issues with potential loss of light to neighbouring dwellings.

Overlooking:-

The pre-application advice raised no issues with regard to over-looking of neighbours and concluded that the rear facing Juliet balcony offers the same outlook as a rear facing window in this location would and as such caused no concern.

Overbearing:-

The pre-application advice raised no issues with regard to overbearing

The existing property is a 3 bedroom dwelling which is in single occupation with the benefit of a single motor vehicle. As noted previously in this statement the purpose of the proposed

Ecology:-

The pre-application advice confirmed that the ecology officer had been consulted and that a bat survey would be required. This was undertaken and the report forms part of the application.

Drainage: The existing dwelling is located within flood zone 1 and the western end of the building is located within a low-risk area for surface water flooding. The new roof areas will be drained to the existing surface water drainage network and the areas of surrounding hard standing will be kept to a minimum.

6. Site Access

The application site is currently accessed via a private driveway from Maiden Erleigh Drive. This existing access is to be retained and re-used. Highways were consulted as part of the pre-application advice request and no issues were raised.



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7. Disabled Access

The proposed extension has been designed to comply with all current requirements for ambulant disabled bodies to access the site with or without a vehicle and the circulation spaces within the property will be better suited to the needs of an ambulant disabled individual.

8. Landscaping

The site is heavily landscaped and where possible the landscaping will remain in situ. To the rear of the property some landscaping will need to be removed to facilitate the rear extension however all landscaping will be retained where possible to limit the impact of the proposed works.

The pre-application advice received confirmed that an Arboricultural Impact Assessment should be undertaken and this report forms part of the submitted application documents.

9. Appearance

The appearance of the dwelling will be largely unchanged in terms of its character and the addition of the side extension when viewed in the context of the street scene will be subservient to the host dwelling and very much in-keeping with other such extensions within the area. The proposed front porch extension will be the most prominent feature but this will sit harmoniously with its surrounding and not appear too dominant within the street scene which is largely screened by mature trees anyway.

The materials and external finishes of the proposed extension will match and harmonise with the existing dwelling and surrounding properties.

10. Conclusion

We have engaged with the local authority to obtain pre-application advice and have discussed and addressed any concerns which were raised within the response that we received. Through the process of design we have, in conjunction with the LPA, actively looked to address any concerns either from the LPA or indeed from neighbours to ensure that any potential harmful effect of this proposal is minimised and/or negated.

We feel that the proposal represents an efficient and sustainable use of the existing building which future proofs it's ongoing use and allows the applicant to continue to live in a home and an area which they feel a part of.

We believe that the proposal causes no significant harm to neighbouring properties and/or the wider area.

The pre-application advice was largely positive and no issues were foreseen to suggest that the proposal should not receive planning approval.