

Design Access and Planning Statement for 30 Wiltshire Avenue, Crowthorne, Berkshire RG45 6NQ

History of Property

The present owner purchased the property in 1992. The original house was built in 1948. The house was one of four cedar wood clad 'Colt' houses built in a row on Wiltshire Avenue. The construction is a 'light weight' Timber frame, externally clad with cedar shiplap timber, and a with a 'cedar shingle' roof. It was a fast method of building post war, albeit not designed for longevity. Over the past 20 years the other three Colt houses neighbouring 30 Wiltshire Avenue, have been demolished with new dwellings subsequently erected. A block rear extension was built in 1994-1996, clad in softwood shiplap timber, followed by a side extension in 2009, again clad in softwood shiplap timber.

Proposal

Application is sought for a single replacement dwelling which will fit within the street scene. The proposed house is of chalet appearance with a loft room. The house has been designed to be in keeping with the other houses in the street being of chalet nature with a large roof form and rooms within the roof space. The house will be a direct replacement, both a bat and a tree survey have been carried out, and are attached to the application.

The new dwelling will be of good proportions containing a large open plan kitchen and living area with views to the rear garden, and a dining room and study. Upstairs will be 4 bedrooms, and an open loft area for multi-purpose use. The house will be constructed from an insulated timber frame, a predominantly render skin on the exterior. There will be a double height oak framed porch / hallway, and an oak frame entrance to the garage. The house will be of a very high insulation value as will all windows and exterior doors. The house will have space for bike & bin storage and will be fitted with a 7KW electric car charger.

The property will retain the existing rear garden. The property will be a self-build project, and therefore biodiversity net gain will not be required.

Parking will be retained, and a single integral garage will be provided.

Photos below show street scene.







8.0 Planning Policy

The following Wokingham Borough Council Development Plan Policies/Guidance are understood to be of relevance:

Policy

It is understood that the following National and Local Plan Policies apply;

National Planning Policy Framework (NPPF)

CS1: (1)

CS3: a, c, d & f

CS5:

CC03:

TB05:

TB06: 1, 2 a I, ii, iv

TB21:

R1-R4:

R9-R11:

R13-R14:

R22:

P2:

Planning History

No relevant planning history found.

Planning Considerations

The main planning considerations are:

The principle of development;

The impact on the character of the area;

The impact on amenity;

Highways;

Arboriculture;

Ecology.

8.1 Planning Policy

A four bedroom house designed to meet contemporary planning and design guidelines can be described as follows:

Construction Material: The bungalow is to be finished with high-quality brickwork plinth and white render with Oak frame to front elevation with double height atrium. This is in keeping with several newly constructed properties locally.

Roof: The roof is covered with high-quality slate tiles, providing both aesthetic appeal and functional durability. The tiles are designed to withstand various weather conditions, ensuring the longevity of the structure.

Doors and Windows: The house will be fitted with modern aluminium doors and windows. These fixtures will be contemporary and also provide excellent insulation and security. The aluminium frames are finished with a grey powder-coated paint that complements the brickwork and roof tiles.

Bedrooms: The house features four well proportioned bedrooms, each with ample space for furniture and storage. Two bedrooms having ensembles.

There is a multi purpose area to the loft that will remain as one open space.

Living Areas: The entrance hall area is double height space. This layout maximizes the

use of space and encourages a natural flow of light and air throughout the home. It also contains a large open plan kitchen / dining area. Plus study and 2 further living rooms.

Distance from Boundaries: The bungalow adheres to local planning guidelines regarding

distance from property boundaries.

Setbacks: The front, rear, and side setbacks are compliant with municipal requirements, allowing for adequate space around the building for landscaping, driveways, and outdoor living areas.

Height Restrictions: As a replacement to the existing house the building height is well within typical residential height restrictions, ensuring it does not overshadow neighbouring properties.