

Planning Statement

Householder Planning Application

42 Southlake Crescent, Wokingham

Job No: 2504
Job Name: 42 South Lake Crescent
Issue Date: 20.03.2025
Client: Lee and Adelle Milligan

1. Introduction

This planning statement supports a householder planning application for a partial double-storey and partial single-storey side and rear extension and loft conversion to an existing three-bedroom semi-detached house at 42 Southlake Crescent. The proposed development aims to enhance the functionality and usability of the property while remaining in keeping with the local character and planning guidelines.

2. Existing Property

The existing property is a three-bedroom semi-detached house with two reception rooms and a kitchen located at the rear. The external finish consists of red brick and uPVC double-glazed windows, with a concrete tile roof. The property is situated on a generous plot, with a wedge-shaped garden that allows for efficient use of space.

3. Proposed Development

The proposed extension includes:

- A partial double-storey and partial single-storey side and rear extension, ensuring a cohesive and practical layout for modern family living.
- A study for home working, reflecting the increasing need for flexible working arrangements.
- A large kitchen-dining area at the heart of the home, promoting communal living and family interaction.
- A small front porch to enhance the entrance, in line with similar approved schemes while respecting the existing building lines.
- A box dormer loft conversion to maximise roof space, providing additional living accommodation. The loft conversion will create a children's games room, allowing for better use of the available space and contributing to the overall functionality of the house. Loft conversions are an excellent way to maximise a property's potential without expanding the footprint, making efficient use of the existing structure while also adding long-term value to the home. Additionally, they enhance energy efficiency by improving insulation and reducing heat loss.

4. Design and Materials

- The materials for the extension have been carefully selected to complement the existing house. The front elevation will feature a brick frontage, ideally reusing bricks from the existing single-skin side extension where possible.
- The side and rear extension walls are designed as a timber frame structure for sustainability purposes, finished with a white render on a carrier board. This combination maintains the visual integrity of the street scene while allowing for a more sustainable build.

5. Impact on the Surroundings

- The extension is well within 50% of the surrounding curtilage, ensuring the plot is utilised effectively without overdevelopment.
- The rear extension extends 3.2m, which is smaller than a recently approved neighbouring extension at 42 Southlake Crescent, which extends 4.2m on a similar plot size.
- The rear extension steps away from the attached neighbour at the ground floor and further at the first floor, ensuring there is no loss of light in compliance with the 45-degree rule.
- The placement of windows in the rear wall mimics the original house, ensuring privacy for neighbouring properties. Frosted glass can be used in the loft conversion windows, if necessary, with additional Velux windows allowing natural light.
- The roof form of the rear extension is a conventional gable, maintaining consistency with the existing roof structure. The rear gable roof form was chosen not only as a more conventional roof form but also to add to the sustainability of the design by allowing the best placement of solar panels on the south-facing slope, maximising sunlight hours. Multiple roof forms were considered, and this was determined to be the most sustainable option for the placement of solar panels.

6. Precedent and Compliance

- Two similar extensions have been approved on the same road at 42 Southlake Crescent and 8 Southlake Crescent, establishing a precedent for this type of development.
- Both 41 and 8 Southlake Crescent feature similar-sized extensions, reinforcing the acceptability of this proposal.
- The extension follows Wokingham Borough Council's design guide, ensuring the side extension is set back from the front elevation and the ridge is lowered, creating a subservient addition to the main house.

7. Parking and Accessibility

- The property benefits from off-road parking, with space available for two to three vehicles if required, in line with local parking policies.

8. Conclusion

The proposed extension has been designed to enhance the existing property while respecting the character of the surrounding area. The scheme has been carefully planned to ensure compliance with local planning policies, maintain neighbour amenity, and support sustainable building principles. Given the precedent set by nearby approvals, the proposal is considered appropriate for approval.