

Your Ref:

Our Ref:
CRP/bb/2635

**7, Pages Croft, Wokingham, RG40 2HN- Proposed loft conversion with insertion of 10
No. roof windows**

Lawful Development certificate; Design Statement regarding the proposal

The Property

7, Pages Croft is a detached property of traditional construction (**Photograph 1**). This property has not been developed considerably since the time of original construction and is not sited on Article 2(3) designated land. A previous householder planning application was made (application No. 002327) for the existing flat roof section of the existing roof to be replaced with a pitched roof. These works have not been completed.

The first floor currently comprises four bedrooms with a main family bathroom. There is also stair access to the second floor, which is currently used as storage.



Photograph 1 – Front elevation as viewed from existing driveway

7, Pages Croft, Wokingham

The Site

The site is located on Pages Croft with properties to the side and rear boundaries. This property is on a substantial plot, set back off the main road, with a large driveway for at least three vehicles. The dwelling benefits from a garden to the rear of the property with close bordered fence/ brickwork providing privacy on all boundaries.

The Proposal

This application is to be read in conjunction with the following documentation: -

- 'As existing' and 'as proposed' elevations and floor plans; Drawing No. **2635/01 to 2635/10**.
- Site plan and site location plan **2635/SK.1 and 2635/SK.2**.

In order to improve the use of the existing space in this family home, this proposal seeks to convert the existing loft into habitable accommodation with the insertion of 10 No. roof windows creating a further bedroom, study, bathroom and further communal area for the family to enjoy. The proposed roof windows providing natural light to all areas of the second floor.

We would confirm that the resulting proposal: -

- 1) Does not alter the existing shape of the roof with the insertion of roof windows only.
- 2) The proposed new roof windows will not protrude more than 150mm off the roof slope.

The proposed works ultimately aim to enhance the building's character, increasing the value of the property and optimise the space to better suit a maturing family.

This proposal seeks confirmation that the works proposed are lawful and can be completed under permitted development rights.

Wallace Bacon Consultants, April 2026