

Inception Planning
Quatro House
Frimley
Surrey
GU16 7ER

Wokingham Borough Council,
Shute End, Wokingham,
Berkshire,
RG40 1BN

Our reference: JO-733-LET-01-A

Your reference:

28 October 2024

Dear Sir/Madam

Proposed first floor rear extension and garage conversion at 31 Hurst Park Road, Twyford, RG10 0EZ

I write as the agent for the planning application for the above property that was submitted to your authority via the Planning Portal. The application proposes a first-floor rear extension at the property and the conversion of an existing garage into habitable accommodation.

31 Hurst Park Road is a two-storey link-detached residential property located to the north of Hurst Park Road. The area is characterised by residential development of a similar scale and mass to the application site. The existing property is formed of a dining / kitchen room, sitting room, cloakroom and utility room on the ground floor, with an attached single garage with a flat roof. At first floor level the property consists of 4 bedrooms and a family bathroom.

The proposal seeks to provide a first-floor extension which would extend above what appears to be a previous ground floor rear extension. This will provide space for enlarging two bedrooms at the property, and an en-suite bathroom. It would not result in an increase in the overall number of bedrooms at the property. The pitch of the proposed roof would match the existing dwelling, with tiles and brickwork selected to match the host property.

At ground floor level, a dummy pitched roof would be provided over the garage, which would match other properties in the area. This would have a positive effect on the streetscene. A new entrance door will be provided, to improve the flow of the property at ground floor level. A garage door would be retained, which would provide access to a cycle / refuse store. Towards the rear of the garage, a fitness room / home office and shower room will be provided. It is proposed that two roof lights are provided for the garage conversion, and a new window and door will be provided to the rear of the property. An existing window on the south-western elevation will be modified to allow for a new garage roof.

Having regard to your legal requirement¹ to determine the application in accordance with policies of your development plan (unless material considerations indicate otherwise). A review of the Council's Planning Policies and Constraints Map identifies that the site is not located within a Conservation Area, nor is the site located within the Green Belt. As such, we consider that the main considerations as part of this application are as follows:

- Impact on residential amenity;
- Impact on character of the area;
- Impact on parking.

Impact on residential amenity

Policy CP3 of the Core Strategy (2010) states that planning permission will be granted for proposals that are of an appropriate scale, mass, layout, built form, height, materials and character of the area without detriment to the amenities of adjoining land users and their quality of life. Whilst not part of the Development Plan, R.18 of the Council's Design Guide requires development to provide appropriate levels of daylight and sunlight to new and existing properties.

The rear extension at first floor level will only extend approximately 2 metres to the rear of the property (see figure below) and would not increase beyond the highest point of the roof. Due to the setting and orientation of nearby properties it is not considered that the proposal would give rise to any overshadowing concerns, as the 45-degree rule would be complied with for habitable windows on the rear elevations of adjoining properties.

¹Section 38(6) of the Planning and Compulsory Purchase Act 2004

Similarly, the rear elevation of the property already contains two windows at first floor level, and it is not considered that the rear extension would result in a loss of privacy for neighbouring properties.

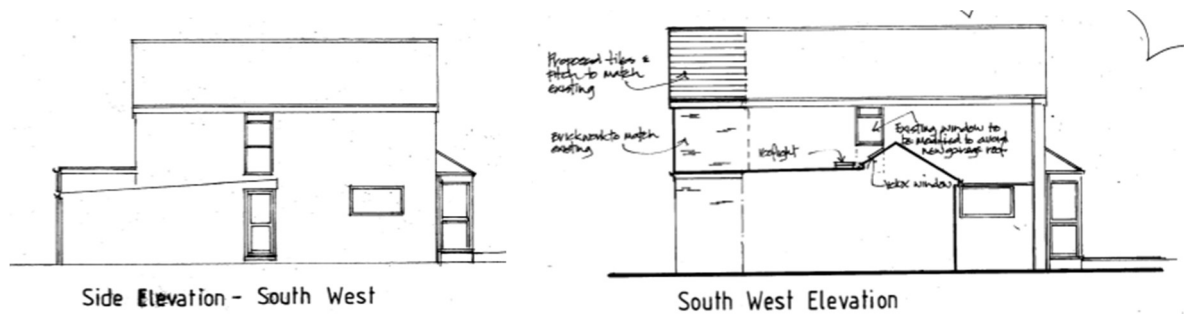


Figure 1: Proposed and existing side elevations

The proposal would not change the use of the property, nor would it result in the intensification in the use of the property. Therefore, it is not considered that the proposal would give rise to any unacceptable impacts in relation to noise or other pollutants.

Impact on character of the area

Policy CP1 of the Wokingham Core Strategy (2010) states that planning permission will be granted for development proposals that maintain or enhance the high quality of the environment. In a similar vein, Policy CP3 of the Core Strategy (2010) states that planning permission will be granted for proposals that are of an appropriate scale, activity, mass, layout, built form, height, materials and character of the area.

Section 4 of the Council's Design Guide states that rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. It also states that the maximum eaves and ridge height should be no more than those of the existing property.

As illustrated by the relevant planning drawings, the proposed rear extension will use materials that match the host dwelling. The pitch of the roof of the first-floor extension will also match the host dwelling. Similarly, the alterations to the ground floor level are limited, and will complement the host dwelling and surrounding area. In particular, the provision of a small, pitched roof to the front of the garage will visually enhance the garage when viewed from the street. As such, it is not considered that the proposal would harm the character of the area.

Parking provision

The submitted block plan shows that 2 x car parking spaces will be retained to the front of the property.

As is common in many developments of a similar age, the garage at the property is not large enough to accommodate a modern car. Having regard to the fact that the proposal does not increase the number of bedrooms at the property, nor does it result in the loss of any useable parking spaces, it is considered that the proposal provides an appropriate level of car parking.

For these reasons we consider that the development would be in accordance with policies of your Council's development plan. As such, it is respectfully requested that this planning application is approved.

Yours faithfully,

D Malloy MRTPI

Inception Planning Ltd.