

Planning Statement – 99 Hyde End Lane, Spencers Wood, Wokingham

Description of Development	Proposed erection of single storey front porch; single storey rear extension and two rear dormers and one rooflight at front to facilitate loft conversion
Planning History	None relevant
Pre-Application	Yes - 240257

Background

This householder application is submitted following a pre-application with the local planning authority. Pre-application advice was sought for the proposed erection of a single storey front extension to form a porch and a single storey rear extension, plus installation of a rear dormer and rooflights to facilitate conversion of the loft and extension of the dropped kerb.

The response received from the local planning authority was generally supportive of the development proposal, however it advised that the proposed single storey rear extension should be reduced to be in accordance with the Borough Design Guide.

Application Proposal

The proposed development within this application is for the proposed erection of a single storey front extension to form a porch and a single storey rear extension, plus installation of two rear dormers and rooflights to facilitate conversion of the loft and extension of the dropped kerb.

The proposed front porch extension would measure 1.5 metres by 2 metres in depth. The roof would be mono-pitched, matching the existing.

The proposed single storey rear extension would measure 5 metres in depth and 8 metres wide extending across the full width of the dwelling. The roof of the extension would be flat with a ridge height of 3 metres.

Planning Policy Context

National Planning Policy Framework 2023 (NPPF)

National Planning Policy Guidance (NPPG)

Core Strategy

Managing Development Delivery Local Plan

Borough Design Guide

Village Design Statements

Principle of Development

The proposed development is for alterations to a dwelling within designated countryside where development is limited to protect the separate identity of the countryside and maintain the quality of the environment proposals must comply with Core Strategy Policy CP11. The policy states that proposals outside of development limits will not normally be permitted except where:

- 1). It does not lead to excessive encroachment or expansion of development away from the original buildings.
- 4). In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

Character & Design

The application relates to a two storey semi-detached property. The neighbouring semi-detached dwelling (97 Hyde End Lane) already has a single storey rear extension located along the boundary of the site (see image 1 at the end of this statement). The planning history for this cannot be found, but it appears that it may have been carried out under permitted development rights. The neighbouring property to the other side (101 Hyde End Lane) also has a single storey rear extension, also carried out under permitted development.

The applicant is proposed a single storey front and rear extension. The proposed front extension would be relatively minor in scale when viewed from the street. It would respect the existing entrance to the property and would bring forward the front door. I consider this element, subject to being built in matching materials would not appear at odds with the pattern of development of character of the street scene.

The proposed rear extension by virtue of its siting to the rear would not be visible from the street scene. It will be built of matching materials regardless, and would not appear out of context when viewed from the gardens of neighbouring properties.

Similarly the proposed rear dormers would also be sited away from the edges of the roof edge and would be modest in their size to not appear bulky. As they would not be visible from the street scene, they would not affect the character and appearance of the dwelling. It is noted that the pre-application response confirms that visibility of the proposed dormers from the public footpath to the rear would not be of significant concern given that the neighbouring property has a rear dormer and as a residential extension it would not appear out of character.

The proposed front rooflight will not have a significant change to the character and appearance of the dwelling. It is of a modest size and would not appear at odds with the residential use of the dwelling.

In respect of character and appearance I consider it reasonable for the local planning authority to attach a condition requiring the development to be built of matching materials.

Neighbour Amenity

The proposed porch extension would not result in detriment to the amenity of neighbouring occupiers due to its size, siting and form.

The Borough Design Guide advises for single storey rear extensions to be of a depth of 4 metres to ensure no harm to the amenity of neighbours. As can be seen on the proposed site plan, the proposed rear extension would, not intersect a 45 degree line when taken from the centre point of any principal room windows of both neighbouring rear extensions (see image 2 below). As such the rear extension would not obstruct daylight to or outlook from principal room windows. The neighbouring property at

no.101 Hyde End Lane is some distance away and the property is set further forward than the building line of the host property as such the proposal would not intersect a 45 degree line from both openings of the open plan kitchen and dining room.

In addition to this, given the flat roof design and height of 3 metres of the same extension it would not result in any significant levels of overshadowing towards the gardens of either neighbours.

With respect of the rear dormers, they are modestly designed with similar proportions to the first floor windows. The dormers both have windows; however, these are no different to the first floor windows of the dwelling and I do not consider that these new windows would result in significant levels of overlooking to either garden.

Whilst it is appreciated that the proposed depth of the rear extension is greater than advised in the Borough Design Guide, the proposal would not harm the amenity of neighbouring occupiers with respect of light, outlook, overshadowing and privacy.

Highways

The proposal will formalise the use of the loft as habitable accommodation with the insertion of a more useable staircase and dormers. The proposed parking plan demonstrates three parking spaces can be accommodated within the site.

Trees

The proposed works will not result in the removal of any trees within or adjacent to the site.

Ecology

A Bat Emergence Survey is submitted in support of this application. It concludes that a license will need to be obtained which the applicant will apply for upon grant of planning permission. All works will be carried out in line with the advice of this report and conditions attached any license obtained.

With respect of Biodiversity Net Gains, the proposal is a householder development and thus exempt.

Flood Risk

The proposed extension will create an additional roof area of 40m² which we propose will discharge rainwater to a suitably sized soakaway in line with the BRE Digest 365 to the rear garden of the property. We have so far been unable to ascertain where the existing surface water drainage discharges to, however, if on inspection the existing surface water drainage discharges into a mains sewer, we will enquire with Thames Water for their approval to join the new roofs surface water drainage into the mains sewer.

Conclusion

The proposed development is of a minor scale which would result in minimal visual change to the host dwelling. The proposed development has been carefully designed not to result in harm to the amenity of neighbours and in accordance with the Borough Design Guide.

This application is submitted with associated floor plans, elevations and this covering letter. Should the Local Planning Authority require further documentation and/or need to discuss the development proposals, then we would request you get in touch with the agents.



Image 1 – Rear elevation of property with neighbouring property in view.

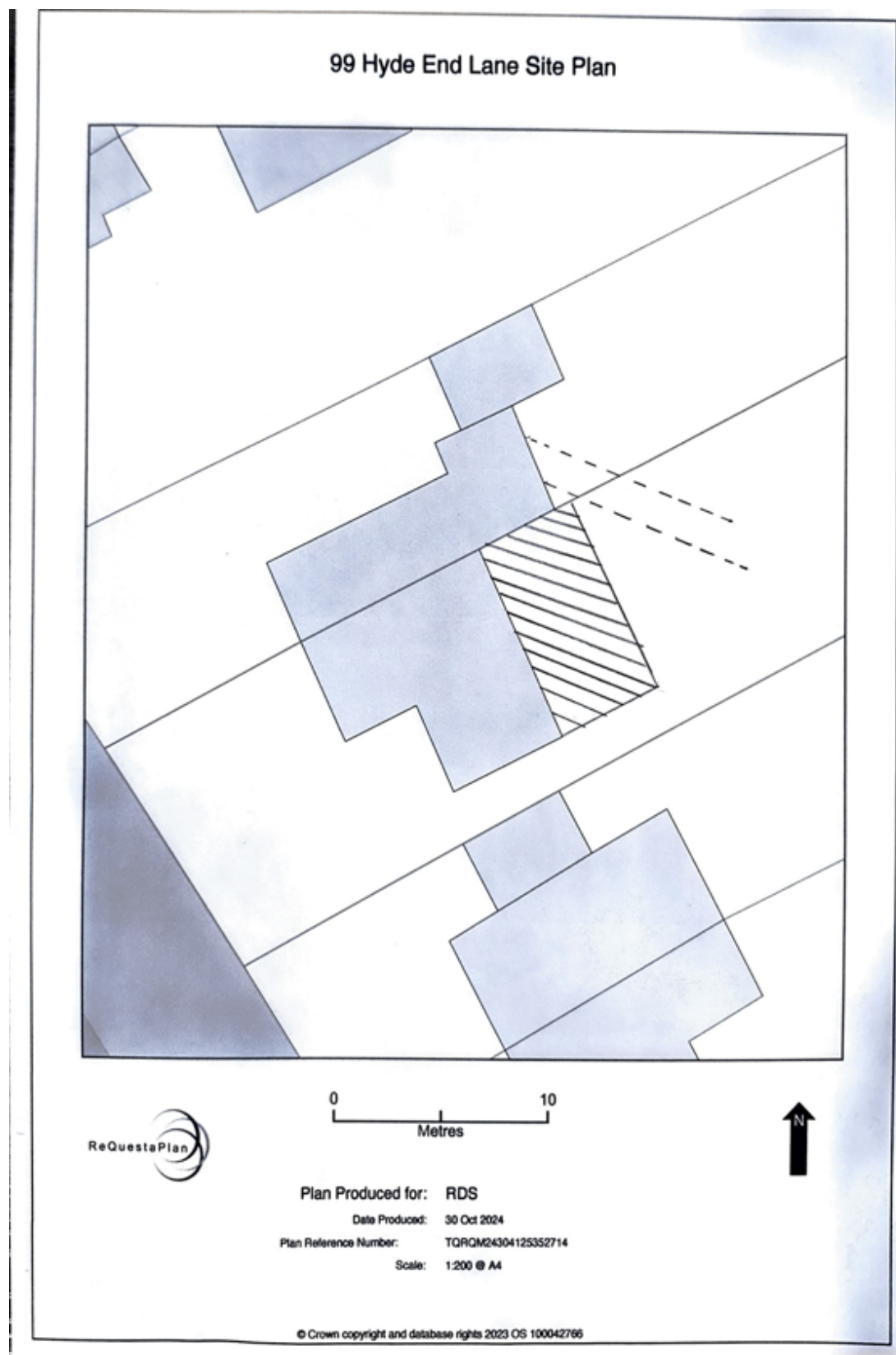


Image 2 – Copy of Proposed Block Plan with 45 degree line from both window and door of the extension at no.97 Hyde End Lane.