

**DESIGN STATEMENT TO ACCOMPANY PLANNING APPLICATION FOR
Extension to:
12 Dukes Wood, Crowthorne, Berkshire, RG45 6NF**

INTRODUCTION:

We hereby submit a Householder planning application for the Council's consideration, which is to undertake the construction of a two-storey side extension & extension to an existing dormer.

In support of the application, we submit the following drawings:

Dwg No. 24-024-P-001	Location Plan
Dwg No. 24-024-P-002	Block Plan
Dwg No. 24-024-P-003	Existing Plans
Dwg No. 24-024-P-004	Existing Elevations
Dwg No. 24-024-P-005	Proposed Plans
Dwg No. 24-024-P-006	Proposed Elevations

SITE ANALYSIS

The properties are identified in the Local Plan as being within a 'residential area'.

The properties on Dukes Wood are a mixture of two storey, traditionally constructed detached and semi-detached houses that have had a variety of extensions.

The existing property is a two storey house in a residential road.

The dwelling is **NOT** in a conservation area or an SSSI area.

The spaces between buildings are garden areas & driveways.

No endangered species are believed to be on the site.

The site is within a low flood plain (Zone 1). See below.

This location is in flood zone 1

What flood zone 1 means

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.04 ha.

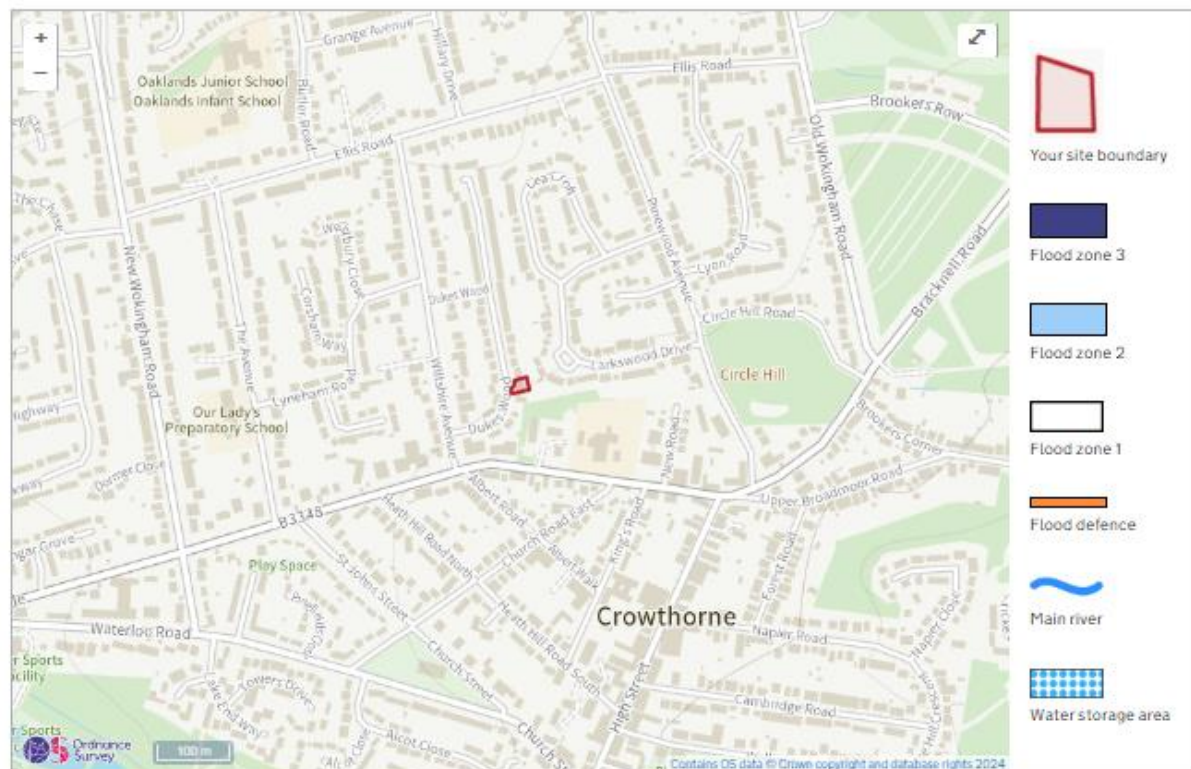
Find out more about [flood zones and what they mean](#).

To find out about other factors that might affect the flood risk of this location, you should also check:

- [surface water, groundwater and reservoir flood risk](#)
- Wokingham planning authority's strategic flood risk assessment (SFRA), which includes future flood risk

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



► [What the flood map shows](#)

PLANNING CONTEXT & POLICIES:

THE LOCAL PLAN POLICY:

URB16

Sets out the Council's criteria for extensions; -

In assessing planning applications for home extensions, the Council will consider: -

- (i) The proposed development is sympathetic in scale and character to the existing dwelling and surrounding properties.*
- (ii) The proposed extension does not materially detract from the amenities of adjoining dwellings by virtue of its siting and massing, or loss of privacy.*
- (iii) The proposed extension does not harm the street scene.*

POLICY ASSESSMENT AND RESPONSE

The proposed extension has been specifically designed to enhance the existing house whilst respecting the street scene, materials will be chosen to complement the existing property and the extension has been designed to have limited impact on the neighbouring properties.

We would conclude the proposal complies with the former policies and as such the integrity of the existing and neighbouring properties will be maintained.

LANDSCAPE:

There are no trees that will be affected by the proposal.

BAT SURVEY:

Walkover survey for building: All areas of the building were searched for signs of bats, looking for evidence including droppings and food remains. Building structures were also searched for potential bat entrance holes. A torch was used to illuminate corners and cracks.

Assessment: The roof space is well maintained and no gaps in the soffits, and the occupants have not seen any evidence of bats – droppings etc.

CONCLUSIONS:

A great deal of consideration has been given to the extension so that it should not only complement the existing house but also fit comfortably on the site.

I trust that you will support this application as there would not appear to be any overriding planning policy objections that would prevent permission being granted in this instance.

There are no overriding constraints which would unduly influence design, i.e. important views, features worthy of retention or protection and physical features such as underground services, drainage systems etc. that need to be protected. The development will have limited impact on the adjoining owners.