

DESIGN STATEMENT

3 WINSTON CLOSE, READING, RG7 1DW



Front View



Rear View

The planning application relates to a detached property in **Wokingham Borough, RG7**. Specifically, the work comprises: **Erection of Hip to gable rear roof dormer extension with the increase in ridge height by 250mm, along with the addition of three rooflights to front and side elevations.**

The property is not listed and is not within the boundaries of a Conservation Area.

INTRODUCTION:

The application site consists of a two-storey detached house located at the junction of Hyde End Road and Winston Close. The surrounding locality is predominantly residential and it is characterised by detached and semi-detached properties that vary in design and appearance. Brickwork, side gables, cat slide roofs are the prominent features of the locality.

The proposal has been designed with due consideration to preserve and enhance the area's character and appearance. In formulating our proposal, we have been mindful of the immediate vicinity and environmental context.



Existing site and its surroundings

PROPOSED DESIGN:

The proposed hip to gable rear roof dormer extension would provide open plan living/bedroom, shower and storage area at loft floor level.

The ridge height is increased by 250mm to enable an adequate floor to ceiling height would remain minimal in terms of scale and size. This increase in ridge height blends well with the adjoining properties as they have higher ridge heights than the subject property.

3 WINSTON CLOSE-RELATIONSHIP WITH ADJOINING PROPERTIES WITH HIGHER RIDGE LINE



The proposed roof extension has been set in well within the roof slope of the house and it considers remaining small in scale and subordinate to the original building. It would not detract from the character and appearance of the immediate area. The proposed rooflights on the front and side elevations will not cause significant visual impacts and will not be overly visible or apparent from the street or from wider viewpoints, as rooflights are the usual features of the surrounding residential environment. The proportion and scale of the proposed extension would bring no harm to the character or appearance of the area, the extension would not result in a negative impact on the street scene.

There are no overlooking concerns resulting from the development. The proposal therefore complies with the policies of the Council.

PRE-APPLICATION ADVICE

The pre-application advice has been taken for the current proposal (for the slight raising of the roof and the installation of a rear dormer extension and roof lights to facilitate loft conversion) covering all the points mentioned in the refusal notice of the previously refused planning application ref: 240107.

The planning officer made the following comments in support of the revised scheme for the new planning application.

Character of the Area:

*The application site fronts onto **Hyde End Road** which has mixed, informal character, with properties of varying designs, materials and different architectural styles.*

However, the host property reflects the repeated architectural style of the buildings at Winston Close. Consequently, it is necessary to assess the site within the context of both roads.

The proposal seeks to raise the ridge height of the dwelling by 250mm and alter the pitch of the rear roof slope in order to facilitate the installation of a flat roof rear dormer extension. The alterations to the height and pitch of the roof are considered to be modest and is unlikely to have any discernible impact on the character of the area. The updated rear roof dormer would be set sufficiently down from the main ridge, eaves and sides of the dwellings roof. Whilst flat roofed extensions are not normally encouraged, the raised ridge height would obscure the dormer when viewed from the front elevation. Moreover, the host property fronts onto Hyde End Road where several properties benefit from similar flat roof dormer extensions. The proposed rear dormer extension would appear subordinate addition and would maintain the host property architectural integrity. As such, the proposals are unlikely to adversely impact the character of the area.

Neighbour Amenity:

Policy CP3 of the Core Strategy aims to protect neighbouring amenity and R23 of the Borough Design Guide SPD requires that extensions relate to neighbouring properties.

Figure 4.25 of Council's Borough Design Guide SPD (BDG SPD) provides an overview of the Council's minimum privacy and amenity distances, designed to maintain privacy and limit any

sense of enclosure. For proposals over 2 stories in height, the BDG SPD advises that a back-to-flank separation distance between houses of 15 metres in order to maintain privacy and limit a sense of enclosure.

Whilst the proposed dwelling does not directly face the neighbouring flank elevation of no.4 Winston Close, it is a relevant guide to assess potential overlooking from rear to side relationships. The submitted plans indicate that the rear dormer windows which would function as secondary windows, would be obscure glazed would be located approximately 12.7 and 13.3 metres from the flank elevation of no.4 Winston Close. This would assist in reducing any perception of overlooking and overall, it is considered that no unacceptable overlooking or loss of privacy concerns are likely to arise from these windows.

The views offered from the proposed 3.no roof lights are unlikely to raise any overlooking or loss of privacy concerns.

In terms of overbearing and loss of light impacts, the proposals are suitably located and of modest proportions not to pose any unreasonable concerns to any neighbouring properties.

Highway Access and Parking Provision:

*The Council's Highways Officer has reviewed this application and notes that the proposal will result in an additional habitable room, however, this will not have a significant impact in respect of the councils parking standards. **There is existing driveway parking for at least two vehicles and the existing garage will be retained.***

On this basis, the existing level of parking is considered acceptable to serve the development.

Ecology:

No updated Bat Surveys have been submitted with this pre-application. Nonetheless, paragraph 1.1.3 of the preliminary roost assessment (John Wenman, February 2024, R2614_PRA_A) submitted in the householder application under ref: 240107 noted that bat access points were identified on the host dwelling, likely leading to inside the roof void and to potential crevice roost sites at the apex of the gable ends and behind hanging tiles. Consequently, the report concluded that the development proposals could obstruct access to and result in the damage/destruction of bat roost(s), leading to direct/indirect disturbance, injury, and/or death of bats.

The report advised that prior to any development, further surveys were required to characterise the confirmed bat roost and determine the presence or likely absence of other bat roosts in the house.

It is therefore advised that further surveys are carried out in accordance with section 8 of the preliminary roost assessment. These surveys should be completed prior to the submission of any new householder application. The agent should be aware that the preliminary roost

assessment is valid for up to 12 months and that the optimal season to conduct this bat surveys are from May to August.

Summary

In summary, the scheme is considered to accord with national and local policy and therefore is likely to acceptable.

As per the planning officer's advice, the Bat Emergence Survey (R2614 BES A) Report has been submitted with the new planning application to meet the council's policy guidelines and planning officer's comments.

AMOUNT:

Specific to this application, the neighbouring properties have made use of the generous space available within their roofs and have converted their attics into habitable space. The proposed design would not affect the appearance of the building, and the street scene. The visual impact of the proposal will be negligible, and it will not detract from the established pattern of surroundings.



View of 3 Winston Close From Winston Close



3 Winston Close and its surroundings



3d satellite views of Flat roof dormers as built at Hyde End Road



3d satellite views of Flat roof dormers as built at Hyde End Road

LAYOUT:

The proposed layout makes the most of the opportunities which exist at the site. By reconfiguring the general layout and forming the proposed extension, a large, lighter, and better-configured space. The house is a detached property, where a wide variety of similar developments by way of roof extensions exists in the vicinity. Hence, we regard our proposal to be in keeping with the local character of this area.

No adverse impact will be anticipated on the neighboring property's daylight and sunlight by the position and scale of the proposal, particularly in the context of existing building bulk.

Our design has fully considered the impact of development on the amenity of residents and the environment in general and it has taken this into account at all stages of the development process.

LANDSCAPING:

The proposal is not of a scale or type to require specific structural or detailed landscaping.

USE:

The use proposed by this application is not any different to the existing situation i.e., residential dwelling. The surrounding properties are all residential in use as well.

APPEARANCE:

All materials used in the construction of the proposed development would have been carefully thought out in consideration of the surroundings.

CONCLUSION:

It is considered that the proposed development would be in full accordance with the design and policies of the Council. The Design Statement has demonstrated that the proposed works are all appropriate for the site and surrounding area, in respect of the context, proposed materials and the adjoining properties. None of the proposed works unduly shade/affect the adjoining owner's amenity, and there are no overlooking issues with the design.

Due to the above, we would ask the Council to look favourably at this application.