

Design Statement for 4 Rosemead

December 2024

Introduction

4 Rosemead is a large, detached house located on Rosemead, Wargrave. Rosemead is a small, gated development built circa 2010 comprising six detached properties, all set within relatively large plots. Properties within the development differ in form but are similar in appearance using traditional design features such as red facing bricks, brick detailing, tile hanging, brick and flint panels, dormer windows and timber detailing. The site falls outside the Wargrave Conservation Area and Metropolitan Green Belt.

These proposals seek to replace an existing, open sided porch with a new, enclosed porch.

Design

In accordance with the Borough Design Guide this porch is to be treated as a front extension. Accordingly, a front extension should generally be no more than 1 storey in height and should not project significantly forward of the building line.

The proposed addition is single storey and maintains the same width, roofline and form of the existing, open sided porch. The proposed porch has a depth of 1.95m, a small increase on the existing porch and a relatively minor protrusion from the principal building line. In addition, dwellings within the development are not positioned in a linear pattern, as such there is no prevailing building line that would be disrupted by the proposed changes.

The proposals are a relatively small change from the original design and will not cause significant harm to the character of the road. The northern side of the front boundary is lined with established hedging and would provide screening of the host dwelling ground floor and porch. Therefore, the enclosed walls of the porch would not be overly dominant within the street scene.

Materials and detailing will be consistent with the existing property and its neighbours including facing red brickwork and plain clay tiles alongside feature brick quoins to corners and soldier course cills.

Neighbour Impact

The proposed porch would be more than 15m from adjoining neighbours and would replace the existing porch which is of similar dimensions and proportions. Therefore, there would be no detrimental overbearing or loss of privacy impacts because of the proposal.

Trees and Ecology and Parking

No trees will be impacted by the proposal, nor does the proposal include works to the main roof or complete, or substantial demolition of a building. In accordance with the pre-application advice provided, an Arboricultural Report and bat survey are not required.

Parking

Neither the existing off-road parking arrangements nor demand are impacted by the proposals.

Summary

The proposal is for a modest, sympathetically designed replacement porch of similar dimensions to the existing open sided porch being replaced that will not pose an impact or nuisance to the neighbours or change the character of the street scene. Consequently, it is requested that the application be approved.