

Design Statement

Site Address:

26 Lockhart Drive, Wokingham, RG40 5BG

SITE DESCRIPTION

The application site contains a two storey semi-detached dwelling located in a residential area that is primarily characterised by semi-detached and linked detached properties.

DESCRIPTION OF PROPOSED WORKS

Planning permission is being sought for the erection of a rear dormer and installation of two front roof lights. The scope of the works is to provide an additional bedroom.

The proposed dormer will be set back from the eaves, set in from both sides and set down from the ridge. Therefore, the loft conversion would clearly be subservient to the host dwelling, maintaining the dominance of the original roof form. Similar dormer extensions, albeit generally smaller in scale, are present elsewhere in the surrounding area, meaning the proposal would not appear visually out of place and overall, would not adversely impact the character of the area.

It is noted that:

- a) Previous planning approval was granted at no26 for the installation of 4 roof lights under Planning Application ref. no. 221678, dated 27.07.2022
- b) The proposed dormer is of similar scale and size to the approved one at no5. (ref. no. 252119, dated 14.10.2025)

The proposed development is of a very small scale and involves the installation of 4 roof lights, all located at the rear of the house. As such, it is considered that there will be minimal (or even none at all) impact to the character of the area and the host dwelling. Due to the orientation of the house in relation to the neighbouring properties and great distance to the houses at the rear, it is considered that there will be no overlooking and consequent loss of privacy to the neighbouring properties.

CONCLUSION

The proposed development is in keeping with the character of the host dwelling and the surrounding properties. It is considered that the design is sympathetic and will not have any significant adverse effect on neighbouring properties, the character or visual amenities.