



25 APPLETON WAY
DESIGN STATEMENT
LAWFUL DEVELOPMENT CERTIFICATE APPLICATION

25 APPLETON WAY,
SHINFIELD, WOKINGHAM,
BERKSHIRE,
RG2 9RN
08.05.2026



PROPOSED FRONT ELEVATION

SKYLOFTS

Westmead House, Farnborough, Hampshire, GU14 7LP

1.0 INTRODUCTION

This Design and Access Statement has been prepared to accompany the Lawful Development Certificate application for the proposed works at 25 Appleton Way. Permitted Development guidance has been adhered to and appropriate design solutions have been considered.

2.0 THE SITE

The application site is located at 25 Appleton Way, Shinfield, Wokingham, Berkshire, RG2 9RN. The property comprises a two storey detached dwelling, located on the north side of Appleton Way, a residential cul-de-sac.

The application site is not located within a conservation area, area of outstanding natural beauty or green belt and is not a listed property and has no indication that Permitted Development Rights have been removed.

2.1 LOFT SPACE ASSESSMENT

The property shows no signs of roosting, nesting or any animal activity in the loft space.

3.0 PROPOSAL

The proposal is for a rear dormer loft conversion to include rooflight loft windows on the front roof slope and will include an additional bedroom with dressing area and en-suite shower room and a study, under Permitted Development. The current internal layout of the property will be adjusted to accommodate a new permanent staircase access to the loft conversion. Roof light windows are proposed for the front roof slope to provide natural light and ventilation to the proposed bedroom & dressing area. UPVC windows to the rear will provide natural light and ventilation to the en-suite and study. All carried out in accordance with Permitted Development guidelines.

3.2 LAYOUT

The proposed loft will provide sufficient space for a master bedroom with en-suite shower room as well as a separate study. The proposed changes to the first floor layout of the property will introduce an additional staircase over the original staircase and will reduce the size of the front bedroom on the first floor.

3.3 MATERIALS

The proposed loft conversion would consist of steel and timber floor construction. All external facing materials will match the existing colour and finish of the existing property as per the Permitted Development Guidelines. As part of the works we plan to improve and upgrade all fascias and soffits as well as improve and upgrade the levels of insulation to the existing ceiling, new external walls, new internal walls and existing pitched roof areas and will be adequately insulated to meet Building Regulations: Part L - Conservation of Fuel and Power in New Dwellings.

3.4 CHARACTER & APPEARANCE

The proposed new window located on the side elevation would be fixed shut and obscure glazed to prevent overlooking or loss of privacy from the side aspect.

The new roof light windows on the front roof slope will be double glazed uPVC units and the new windows to the rear will be double glazed uPVC units matching the style and appearance of the existing windows.

3.5 ACCESS

Access to the loft is via a new permanent staircase that will be located above the existing ground to first floor staircase to maintain the existing circulation space and will be in a matching style and colour scheme to ensure continuity throughout the dwelling.

4.0 SUMMARY

The proposal demonstrates a considerate and detailed design approach to developing the roof space in accordance with Permitted Development guidelines. We will construct a high quality roof extension and upgrade/improve existing external features of the property that are in need of attention.



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