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Barn Acre Design & Access Statement

Householder Planning Application at Barn Acre, Loddon Drive, Wargrave RG10 8HN

1.0 Introduction

This statement has been prepared in support of the householder planning application for a small scale two storey rear extension to enlarge the existing kitchen and provide a Master Suite at first floor level at Barn Acre, Loddon Drive, Wargrave.

This statement sets out the development process that has led to the current proposals, and the rationale behind the scheme.

Barn Acre is a four bedroom detached property on a 1.3 acre plot on Loddon Drive, at the junction of St. Patrick's Stream and Borough Lake, both backwaters to the River Thames, which border the site to the south and the west. The house is located towards the northern boundary of the plot, closest to the lane, with a series of outbuildings lining the east boundary. A boundary wall with mature hedgerow screen the property and site from the lane. The plot is not located within a Conservation Area. The property is located within Flood Zone 2, with other areas of the site falling within Flood Zone 3 designation.

The property is predominantly finished in facing red brickwork with brown clay tiles, timber windows and feature hanging tile dormers.

Accompanying documents include a Preliminary Roost Assessment by Elite Ecology.

2.0 Context

Recent planning applications at Barn Acre publicly available on the Wokingham Council website include:

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- 242360 - Lawful Development Certificate for a single storey extension. Approved 17th October 2024.
- 161331 - Householder application for the proposed single storey rear extension to form conservatory. Approved July 2016.
- 142676 - Proposed erection of a single storey rear extension to dwelling. Approved January 2015.
- 010214 - Proposed two storey front extension to dwelling. Demolition of existing single storey extension. Approved May 2001.

3.0 Proposal

The proposal consists of a two storey extension to the south of the house, infilling a small area between the original house and an existing single storey pitched roof extension, with the increase of the ridge height of the existing single storey volume to allow for a first floor bedroom over the existing sitting room.

The proposed alterations would replicate and reflect the character details of the original two storey volume of the house, with matching materials of facing brickwork, clay roof tiles and timber windows, alongside the dormer details. The proposed ridge height is 350mm lower than the existing ridge height to ensure subservience to the main house. This allows also for the continuation of the line of the existing single storey roof to first floor level.

Internally at first floor level, the existing south-west facing bedroom will be converted into a Dressing Room, through which the new Master Bedroom will be accessed.

4.0 Planning Policy

Principle of Development & Design. Character and Appearance

Lawful Development Certificate 242360 was issued on 17 / 10 / 24 confirming the proposed single storey extension as lawful development. This certificate permits a single storey extension of 27sqm to the property. Since this application was submitted and approved, the owners have decided that they

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would prefer to have the additional area at first floor instead, reducing the ground floor footprint and containing the extension works more closely alongside the existing house volume.

The proposed works included within this householder application are substantially reduced in terms of ground floor footprint proposed. This would be a significant betterment than the approved CLOPUD in terms of flood displacement and scale of development in proportion to the existing house. The additional area is instead at first floor level, with a subservient ridge line.

The proposed siting of the rear extension is such that it would not be visible from neighbouring properties or the road, and would not detract from the current open space around the dwelling. The proposal would be of an appropriate scale and height to remain subservient to the existing building and the countryside, with materials to match the existing property and local vernacular.

The extension would consist of a continuation of the existing house, and with the use of matching materials it would result in its appearance from the limited views from the river not being significantly altered. The proposed form and design of the extension would complement the existing house, remaining subservient and reflecting details and form of the existing dwelling.

Impact on Neighbours

The proposal is sited a considerable distance from any other neighbouring property and would have no impact upon neighbouring privacy or amenity, with no overlooking issues.

Impact on Trees & Landscape

No trees are located within falling distance of the site of the extension.

Ecology

A Preliminary Roost Assessment surveys has been submitted to accompany this application, carried out by Elite Ecology.

Highways

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No changes are proposed to the parking at the property, and the number of bedrooms remains unaltered.

Flood Risk

The Flood Risk map states that although the plot is predominantly within Flood Zone 3, the house and the location of the proposed extension is within Flood Zone 2. The site of the proposed ground floor extension footprint is currently occupied by raised paving.

The proposals within this householder application provide a significant improvement in terms of flood displacement than if the clients were to proceed with the Lawful Development Certificate 242360.

A flood resilience plan has been included within the documents to ensure compliance with local policy, the keys points listed below for clarity:

- The floor levels are to match the existing floor levels.
- Flood resistant materials are to be installed up to 600mm above the estimated flood level including any doors, windows or other openings.
- All sensitive electrical equipment, wiring and sockets are to be installed at least 600mm above the estimated flood level with all electrical wiring to drop down from the ceiling.
- Soil pipes are to be protected from back-flow such as by using non-return valves.

5.0 Summary

The proposals contained within this application are small scale and sensitive to the existing property whilst delivering on the additional accommodation required by the clients, and respecting ecological and floor risk constraints of the site.