



Design statement

Proposed extension, 220 London Road, Wokingham

Introduction

The proposal is to extend the existing house to the side and rear to provide a larger 4-bedrromed family home on what is a sizeable plot.

In addition, this extension will improve the visual amenity of the area with well-considered relationships with the existing neighbouring buildings.



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Brief

Overall requirements

to consider the best way to extend the existing house to provide the additional space.

Users:

- - Young family in long term family home .
- - Flexible living for long term family needs.
- - Retain garden for amenity space.

Function:

- - Larger sociable kitchen/dining/living space and four double bedrooms.
- - Home office
- - Improved bathroom facilities

Style:

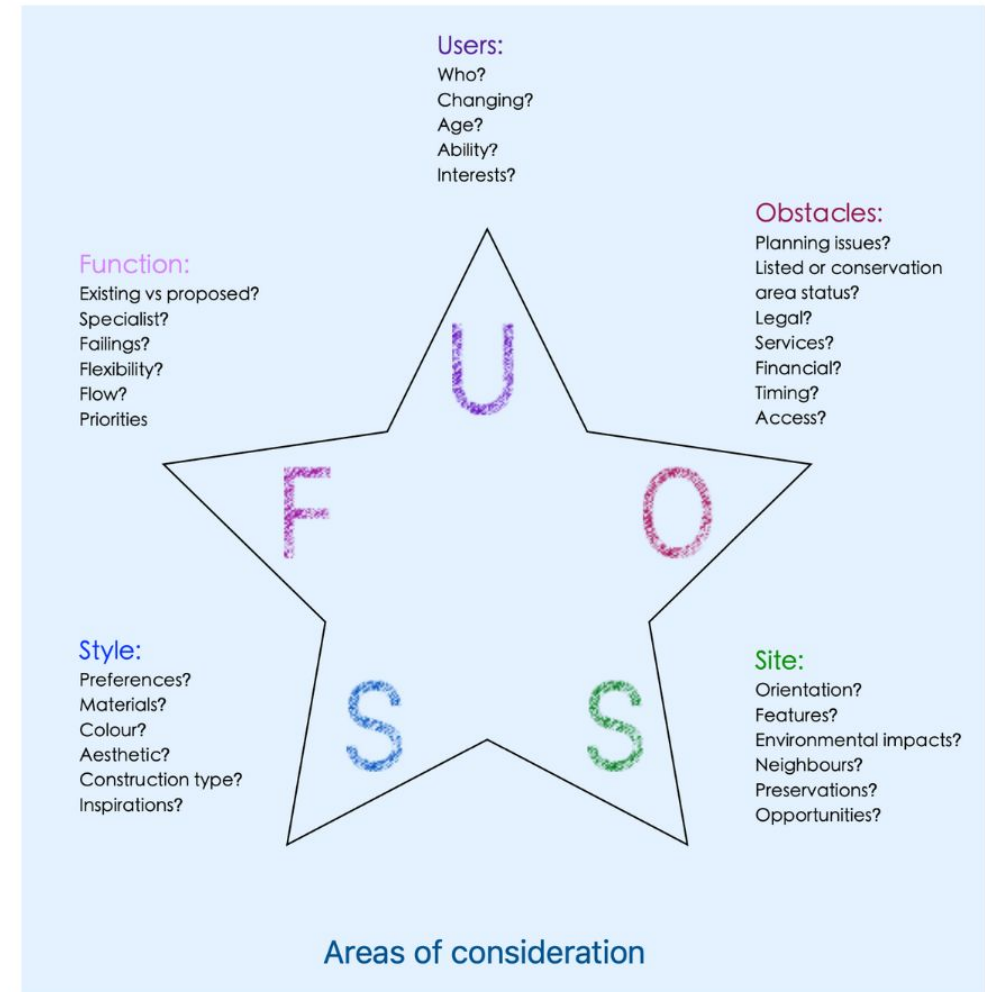
- - Simple traditional styling to be sympathetic to existing street style.
- - Gabled roof

Obstacles:

- - Designs to be in accordance with guidelines and recommendations.
- - Impact on public car park to the side
- - Ensuring privacy maintained to neighbouring properties.

Site:

- - North facing rear garden.
- - Mature planting to boundary of garden.
- - Large front driveway area.

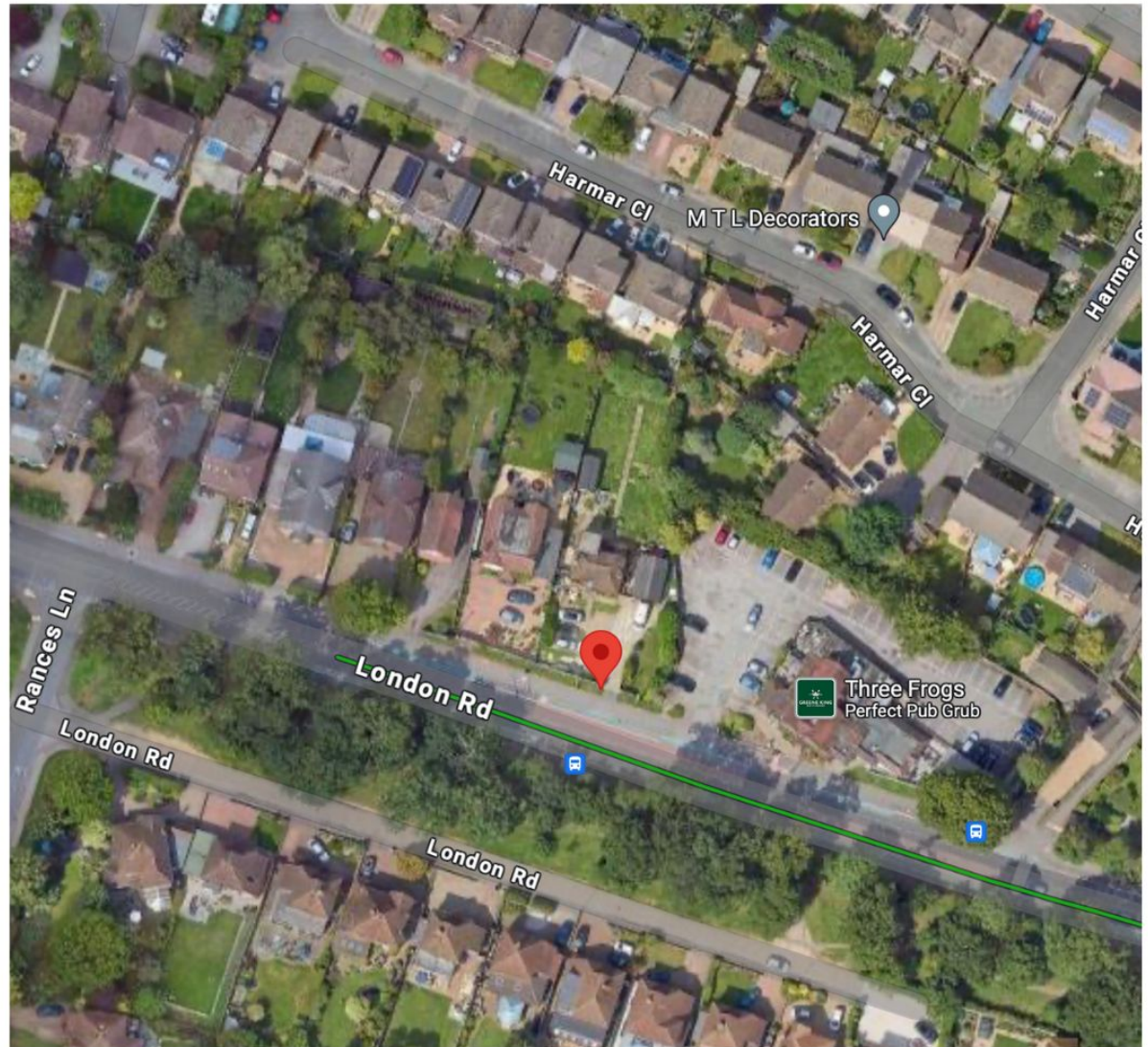


Location and site

The site is located to the north side of London Road in Wokingham. It is a large plot adjacent to the Three Frogs pub, the car park for which is alongside the eastern boundary of the plot.

As can be seen from the bird's eye view, the existing house is significantly smaller than all of the neighbouring properties, most of which take up the full frontage of their sites. The character of the area is for tiled, gabled roofs and tile hanging, a combination of white brick and render.

To the rear are two storey houses, set behind vegetation, and to the east behind existing trees, a bungalow which borders the plot, albeit with a rear elevation facing away from the proposed house.



The house itself has a tiled roof with a large brickwork plinth and render above, a tiled hipped roof. Adjacent is a dilapidated garage building. To the rear of the house there is a two storey flat roofed element which is a later addition.

Planning Considerations

Some previous proposals were submitted for pre-application advice and attention was drawn to the following areas:-

- Principle of development: Given the site is currently in residential use and is located within settlement limits, the principle of development is accepted. The main house is not of heritage significance but does possess some features that contribute to the overall character of the area, such as projecting gables and white render, and these should be retained in the new development.

The proposals retain the mix of gables, render and brickwork echoed in this and neighbouring properties.

- Harm to the character and appearance of the area: Designs should be compatible with scale, layout, siting, height, design and materials of the existing dwelling, surrounding area and locality.

The new proposals now submitted provide a substantial extension but one that retains the form of the existing house, including the existing ridge height to the main house with lower ridge heights to the rear extensions. It is commensurate with the size of other extended houses in the street.

- It is also noticed that the proposed side elevation facing the Three Frogs Pub is rather blank, given its expansive depth and is widely visible in the public domain owing to the expansive and undeveloped car park meaning it has greater legibility in the streetscene. As such, to add visual interest, it is recommended that some architectural/material detailing, or windows be installed to better articulate the building in design terms and a reduction in scale of the rear projection to alleviate its prominence.

The proposal has added variation in materials, detail and variation in this elevation to break down the proposed mass and give visual interest.

- Officers do have concern over the proposed development's relationship with 22 Harmar Close which is a bungalow. Whilst it would not conflict with any windows on this neighbouring property due to the differing heights of the proposed and neighbouring dwelling, it would introduce a closer relationship and a great degree of overlooking to their rear amenity space.

The proposals include a lower roof level with an inset balcony to this part of the extension, bringing a more graded step down towards the bungalow height. The bungalow rear elevation is angled away from the extension and there are trees on the boundary which will screen the new development from the existing neighbouring building.



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