



# **PROPOSED ROOF EXTENSION**

**AT**

**24 DELAMERE ROAD, EARLEY**

**PLANNING & DESIGN STATEMENT**

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## **1. Introduction**

- 1.1 This Statement is submitted in support of a householder planning application to extend the roof at 24 Delamere Road, Earley.
- 1.2 A similar application was previously submitted and recommended for approval by Officers, but prior to being considered at Committee, Officers raised queries about previous extensions at the house. As a result, a Certificate of Lawfulness was submitted and approved for the previous extensions at the property. Now the authorised nature of previous works have been clarified, the roof extension is resubmitted for consideration.

## **2. Site Description**

- 2.1 The application site contains a two-storey, bay window, semi-detached property with established accommodation in the roof space (served by rear dormer). The vast majority of properties on Delamere Road are semi-detached, set back from the highway, allowing for some off-street parking to the front. The application site benefits from three established off-street parking spaces.
- 2.2 The properties on Delamere Road are likely of an inter war era, but many have been adapted in a number of ways in more recent times. Alterations to the roof, to enable additional accommodation is quite a common feature. The below photographs are all taken within close proximity of the application site and illustrate the existing appearance of properties in the vicinity, and hence character of the local built environment.



**Photo 1: Facing application site (24 Delamere Rd), with example of gable end roof next door (No.26)**



**Photo 2: side elevation of No.28, with gable end roof**



**Photo 3: facing No.38, with gable end extension**



**Photo 4: facing No.17 with gable end extension and rear dormer**



**Photo 5: flat roof two storey side extension at No.20**



**Photo 6: Side dormers at No.16 and No.12**



**Photo 7: gable end two storey side extension at No.9**

### **3. Planning History**

- 3.1 An identical application was submitted under reference 260404 in February 2026. The Case Officer was in support of the previous scheme but given that there had been a local Councillor call-in, the application was due to be taken to Committee on 20<sup>th</sup> May 2026 for determination, rather than dealt with under delegated powers.
- 3.2 Prior to the Committee date, the Case Officer raised queries about some of the previous extensions shown on the application drawings, as a result of inconsistencies when they visited the site. They requested that application 260404 be withdrawn and that a Certificate of Lawfulness be submitted to clarify the authorised nature of previous works on site.
- 3.3 The Applicant adhered with such advice, and the Certificate for previous works was authorised under reference 261505 in September 2026. The initial householder application for works to the roof is now submitted again.

#### **4. Proposal**

- 4.1 The proposed extension will introduce a gable end arrangement to the main roof, and in doing so will allow the extension of the existing flat roof rear dormer window. Internally this will enable the addition of a shower cubicle as part of an en-suite bathroom in the extended dormer, to serve an existing bedroom within the roofspace. It will also allow for additional usable 'loft space'.
- 4.2 Materials will match those of the existing – plain tiles on the roof and dormer and facing brick for the side gable.
- 4.3 No additional bedrooms are proposed, so there is no additional pressure on parking, and the property already offers 3 off-street spaces in any case.

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## **5. Assessment against Development Plan policy and Material Considerations**

- 5.1 The Wokingham Core Strategy provides the most relevant development plan policies in this instance, whilst the Borough's Design Guide is a notable material consideration.

### Wokingham Borough Core Strategy (2010)

- 5.2 Policy CP3 advises that planning permission will be granted for proposals, subject to adhering with a number of requirements, the most relevant to the current application being as follows;

*a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life*

- 5.3 With regards the scale and mass of the proposed extension, the property will very much remain as a two-storey dwelling, with accommodation in the roof space, precisely as is currently the case. The extended roof will be no higher than then existing roof, and it will not introduce an unusual scale or height of property.
- 5.4 The materials to be used are proposed to be the same as the existing, and a condition applied to any consent can ensure this is the case.
- 5.5 The introduction of a gable end feature, rather than the hipped roof currently in place, will change the appearance of the roofline, but as is evident from the photos at Section 2, this will not detract from the character of the area, which consists of a variety of roof types, many of which are amendments/extensions that have been carried out on original properties. The gable end design will reflect that which is already in place at the neighbouring property at No.28.
- 5.6 A good separation will be retained to the house at No.28, ensuring there is no terracing effect. The semi-detached character of the area will be very much maintained, and the outlook/amenity of the neighbouring property at No.28 will not be affected by the proposal.
- 5.7 The proposed scheme is therefore considered to gain the support of Policy CP3.

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Wokingham Borough Design Guide (2012)

- 5.8 The Design Guide refers to alterations to existing dwellings at Section 4.11. It requires that;

*Alterations and extensions to buildings should:*

- *be well designed;*
- *respond positively to the original building;*
- *contribute positively to the local character; and*
- *relate well to neighbouring properties.*

- 5.9 The introduction of the gable end to the roof, is within the 'set-back' element of the roof (as can be seen within the Proposed East Elevation Drawings). It follows the existing ridge line but is set at a lower height than the main roof ridgeline as a result of its set-back.

- 5.10 The roof alterations will therefore be less apparent in the street scene, albeit the incorporation of a gable end feature within the local built environment is common place, as is apparent from the photos at Section 2, including at the neighbouring property.

- 5.11 The rear dormer will be extended in width from its current size but will retain well set back from the edge of the gable end roof, meaning views of the dormer will not be apparent from the public highway.

- 5.12 Significant separation is maintained from the neighbouring property at No.26, ensuring that there is no danger of a terracing effect when viewed from the street. Many nearby properties have a much smaller separation between properties, as is apparent from the photos at Section 2.

- 5.13 When commenting specifically on roof alterations, the Design Guide advises that;

*The eaves and/ or ridge heights of a property should not be raised in height unless buildings in the local context are significantly taller.*

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*Loft conversions and dormer windows should not project above the existing ridge line.*

*Dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof.*

*Dormers should relate to the design of the existing building in terms of roof form, materials, positioning and window proportions.*

*On some buildings gables may be acceptable if they are designed to become an integral part of the building.*

- 5.14 Responding to the above points in turn; the proposed scheme will not raise the ridge height of the property and will actually remain lower than the main ridge. The rear dormer will continue at its current height and not project above the ridge line. The dormer extension is set back from both the eaves line and side of the roof and follows the existing dormer in terms of positioning and windows, which reflect the openings in the floor below. The proposed side gable is an integral part of the building.
- 5.15 It is therefore considered that the proposed works are supported by the relevant content of the Borough Design Guide.

## **6. Conclusion**

- 6.1 This Statement has explained that the proposed works to the roof at 24 Delamere Road will allow for the addition of a shower cubicle in a manner that does not detract from the appearance of the property and is entirely appropriate within the local built environment. Examples have been given of other gable end arrangements nearby, and the proposed set-in of the extended rear dormer will mean that it is not apparent from public viewpoints.
- 6.2 The proposal has been shown to obtain the support of relevant development plan policy and as a result should be approved unless material considerations indicate otherwise. In this case it has been shown that the most relevant material consideration, the Borough's Design Guide, provides further support for the scheme. It is therefore respectfully requested that planning permission be granted.