



Studio
Charrette

**Demolition of existing outrigger and erection
of a single storey rear extension and loft
conversion with a rear dormer**

**49 Longwater Road, Finchampstead,
Wokingham, RG40 3TS**

Planning Statement

Introduction

Studio Charrette has been commissioned to prepare a householder planning application for a single storey rear extension and loft conversion with a rear dormer at 49 Longwater Road, Finchampstead, Wokingham, RG40 3TS.

This application is supported by the following documents:

- Planning application form;
- Correct fee;
- Planning Statement (this document);
- Site location plan
- Existing and proposed elevations
- Existing and proposed floor plans
- Downtakings plans
- A Preliminary Roost Assessment (Matthew Game, 29 April 2024)
- Bat Emergence & Re-entry Surveys (Matthew Game, 6 May 2024)

Figure 1: Site Photograph



Application Site

49 Longwater Road is a two storey, mid-terrace property. The property has an original outrigger to the rear and a pitched roof.

The surrounding area is characterised by a consistent style of two-storey, terraced brick properties. Many of the properties have been extended to the rear, including a number of loft conversions with dormers.

The property is not a listed building. It is not located within a conservation area and there are no relevant Article 4 Directions covering the site.

Figure 2: Site Location Plan



Planning History

An application has recently been refused on the property, as follows:

Application Reference: 240712

Householder application for proposed two storey rear extension with 2No dormers.

Single storey rear extension following the demolition of the existing extension, along with changes to fenestration.

Date: 1st July 2024

The reason for refusal was as follows:

1. Insufficient information has submitted to demonstrate the proposal would not cause a detrimental loss to no. 49 Longwater Road through loss of light to the first floor rear habitable rooms. This is contrary to the National Planning Policy Framework 2023, policy CP3 of the Core Strategy 2010 and R18 of the Borough Design Guide SPD 2012.

The proposal has been amended following the refusal and a review of the officer's report.

There are no planning conditions or obligations on the site to preclude the proposed development.

The Proposal

The applicant is seeking full planning permission for the development of a single storey rear extension to the existing dwelling along with a loft conversion and roof extension.

Design

The existing outrigger to the rear of the property is proposed to be demolished. It will be replaced with a full width extension that will match the depth of the original outrigger.

The proposed ground floor extension has been sensitively designed to respect the local character and vernacular. It will be constructed of brick to match the existing dwelling. The roof will be flat with a domed roof light. It will have a 4 panel bi-fold door facing out into the garden.

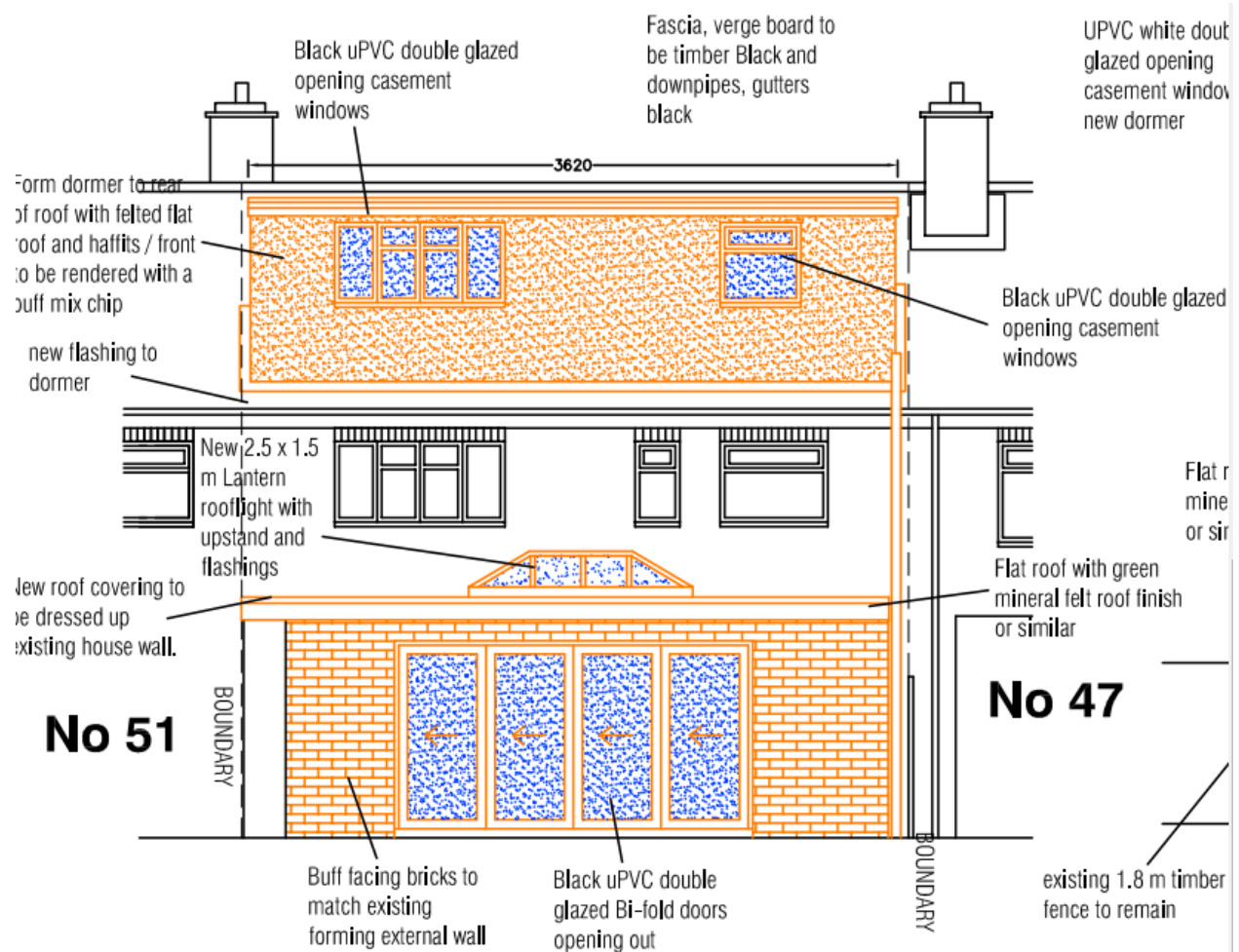
It will have a depth of 4.1m to match the existing outrigger. It will have an eaves height of 2.7m which is below what would be acceptable under permitted development. The neighbouring properties both have extensions to the rear and so the proposed extension will not result in any impacts on their amenity.

There have been no changes to the single storey rear extension as proposed in application reference 240712. The officer's report for this application found the design of the extension acceptable and agreed that it would not result in any harm to neighbouring amenity.

The roof extension will comprise a dormer that will have a render finish. It will extend to the full width of the dwelling but will sit below the ridge height of the roof and will be set above the eaves of the roof. It will have two modest sized windows and will not have an overbearing impact on the appearance of the dwelling or will result in a loss of privacy to neighbouring dwellings.

The officer's report for application reference 240712 notes that the dormer is considered acceptable in terms of design and overlooking, however they raised a concern that the dormer would result in impacts on daylight and sunlight to neighbouring first floor bedrooms. In response the applicant has amended the plans to set the dormer further back from the eaves. The dormer does not project forward of the rear elevation wall and so there is no possibility of the dormer impacting the daylight and sunlight of the neighbouring properties or any of the windows serving 49 Longwater Road.

Fig 4: Proposed rear elevation



Access and parking

There are no changes to parking or access arrangements proposed.

Planning Policy

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Policies:

National Planning Policy Framework (NPPF)

National Planning Practice Guidance

Adopted Local Plan Policies:

The current Local Plan covering the site comprises the Core Strategy. Relevant policies for this application include:

- CP1 - Sustainable development
- CP3 - General Principles for development

The adopted Borough Design Guide Supplementary Planning Document (SPD) will also be a material consideration for this proposal.

Assessment

Principle of development

The National Planning Policy Framework (NPPF) has a general presumption in favour of sustainable development.

Paragraph 8 of the NPPF notes that sustainable planning includes *“a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations”*.

Paragraph 11 of the NPPF confirms that there is a presumption in favour of sustainable development and that development that accords with the development plan should be approved unless material considerations indicate otherwise.

The proposed development comprises the extension of an existing residential dwelling. The proposal will improve the quality of living accommodation for the residents, provide an appropriate use for a currently under-utilised part of the dwelling and is situated within a sustainable location.

The site is within the development limits of the village where extensions to dwellings are acceptable in principle. The proposed development should therefore be considered to comply with the relevant sections of the NPPF and policy CP1 of the Core Strategy.

Design, layout and appearance

The National Planning Policy Framework (NPPF) (2021) supports development that is visually attractive and sympathetic to the surrounding area (see Para 130). It places significant weight on design quality (Para 134) and states that proposals should take into account local planning policy.

Policy CP3 and the Borough Design Guide Supplementary Planning Document require new development to have a high quality design. This includes ensuring developments enhance the character and distinctiveness of an area and ensuring residential developments provide sufficient functional space for everyday activities.

The proposed development has been designed in consideration of local policy. The proposed extensions are located to the rear and will not impact any public views of the property. The materials will match and complement the existing dwelling and overall the extensions will appear to be a natural addition to the property. Many of the properties on the street have been

extended at ground and roof level, and the proposal will not appear out of character in this context.

There have been no changes to the single storey rear extension as proposed in application reference 240712. The officer's report for this application found the design of the extension acceptable. There has been a minor change to the dormer to pull it back from the rear elevation. This has had a neutral impact on the overall design and appearance of the dormer compared to the original application submission, which was also found to be acceptable in terms of design.

Overall it is considered the proposal is in compliance with relevant design policies.

Impact on neighbouring amenity

Policy CP3 and the Borough Design Guide Supplementary Planning Document emphasise that the principles of good design ensure proposed developments provide excellent standards of accommodation for future residents and have no negative impacts on the amenity of existing neighbouring buildings.

The ground floor extension will extend to the depth of the existing ground floor outrigger and so will have no perceptible impact on the dwelling that are located on this boundary. To the other side, no. 47 already has an extension to the rear which has a depth of approximately 3.5m. The proposed development would therefore protrude less than a metre forward of this extension and would not have a significant impact on the amenity of this property in terms of daylight and sunlight and sense of enclosure. The height of the extension is also relatively modest, at just 2.7m and so should be considered acceptable.

The officer's report for application reference 240712 notes that the extension is considered acceptable in terms of amenity impacts. With regard to the dormer, it was considered acceptable in terms of overlooking, however the officer raised a concern that the dormer would result in impacts on daylight and sunlight to neighbouring first floor bedrooms. In response the applicant has amended the plans to set the dormer further back from the eaves. The dormer does not project forward of the rear elevation wall and so there is no possibility of the dormer impacting the daylight and sunlight of the neighbouring property or any of the windows serving 49 Longwater Road.

Sustainable design and construction

Policy CP1 requires new developments to demonstrate high standards of environmental performance.

The new extensions will meet building requirements for insulation and will have thermally efficient doors and windows.

There are no trees needed to be removed to facilitate the development. The ground floor extension will cover less than 25sq.m of currently undeveloped area and thus no impact to protected species or biodiversity is identified.

A Preliminary Roost Assessment (Matthew Game, 29 April 2024) and Bat Emergence & Re-entry Surveys (Matthew Game, 6 May 2024) have been submitted with the application which demonstrate there are no bat roosts in the property. As recommended by the Council's Ecology Officer, a precautionary working method will be used during stripping of the existing roof coverings and development works and the occupational phase of the development.

Conclusion

Following a review of the proposals applicable policy and material considerations it is of our view that the development is in general conformity with all applicable policies as previously illustrated.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with applicable guidance of the NPFF.