

TOWN & COUNTRY PLANNING ACT 1990

DARREN CLAYTON & LAURA BURGESS

PLANNING STATEMENT

**95 HYDE END LANE
SPENCERS WOOD
RG7 1ES**

**Erection of two storey side extension and single storey rear extension together with
2no. front rooflights, 2no. rear dormers and front storm porch**

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1. Introduction

- 1.1 This Planning Statement is submitted in support of a householder application by Darren Clayton and Laura Burgess for *‘the erection of a two-storey side extension and single storey rear extension together with 2no. front rooflights, 2no. rear dormers and front storm porch’*. The submission follows the dismissal at appeal of a considerably larger proposal for householder extensions earlier this year (see appendix 1 for appeal decision). This proposal is submitted in direct response to this decision and represents a significantly scaled back proposal with a smaller side extension; replacement of the wider rear dormer with two smaller dormers of a more domestic scale; retention of the front entrance location and removal of the enclosed front entrance porch; and the retention of the existing architectural features including the decorative brickwork.
- 1.2 This statement / grounds of appeal explains how the proposal complies with adopted Council policy and supporting Supplementary Planning Documents. It will, in particular, demonstrate that the proposal in its revised form will respect the character and appearance of the surrounding area whilst remaining ancillary to the host dwelling (i.e. not overwhelming it).
- 1.3 The remainder of this statement is divided into 5 main sections dealing with the following matters:
- Site and Surrounding Area
 - Planning History
 - Planning Policy Context
 - The Application Proposal
 - Summary and Conclusions

2 Site and Surrounding Area

- 2.1 The application site and the surrounding area are located within land defined as 'Countryside' by the Wokingham Borough Core Strategy (CS) and associated Proposals Map. Within these areas, Policy CP11 of the CS confirms that the principle of extending a residential property is acceptable subject to certain criteria, including that the extension does not result in inappropriate increases in the scale, form, or footprint of the original building. Further detailed design guidance is set out within the non-statutory Borough Design Guide (BDG). The purpose of CS Policy CP11 is to protect the separate identity of settlements.
- 2.2 The application site forms part of a long run of residential properties that has the appearance of a suburban street frontage. These comprise of detached, semi-detached and terraced properties. Whilst these are overwhelmingly of an Edwardian or late Victorian architectural heritage, they have, almost without exception, undergone numerous alteration and extensions including to the side at two storey level. To the south, this includes properties at Nos.99 and 107. In the case of No.99, the Council will note at the site visit that the adjoining pair of semis to the south (97/99) display a totally different roof height and roof form. The Council will also note from the appellant's rear garden the various roof additions on the rear facing roof slopes in both directions, some of which have been erected in the past 12 months.
- 2.3 To the north but still within the same run of properties, there are a considerably greater number of large two storey side and rear extensions to semi-detached dwellings, a number of which wrap around the host property. This includes Nos.43, 45, 47 and 51 Hyde End Lane.
- 2.4 The appeal Inspector described the surrounding area as follows:

'Hyde End Lane lies within designated open countryside, characterised by a continuous row of houses on its eastern side and hedgerow-bordered fields to the west, providing the area with a rural feel. Many nearby homes share similarities with no.95, also being semi-detached properties of a similar size, age, design and form. While the building line is somewhat staggered and some homes have been altered and extended, their original form, massing and character remain recognisable, contributing to a consistent pattern of development.'

No.99 Hyde End Lane



No.107 Hyde End Lane



3. Planning History

3.1 Relevant planning history is limited to the last application and subsequent appeal decision which can be summarised as follows:

Ref.242085 – Two storey side extension, single storey rear extension with 3 rooflights, loft conversion with box dormer and roof light, and porch. Appeal dismissed 06.05.2025.

3.2 The key conclusions of the appeal Inspector were as follows (see appendix 1):

- The side extension would more than double the total floorspace and its scale, form and design would make it excessively wide and disproportionate to the host property. It would unbalance the semi-detached pair and disrupt the established pattern of development (paragraph 7, appendix 1).
- The proposed architectural elements would fail to respect the existing detailing of the property. The size, design and positioning of the proposed fenestration would appear discordant with the existing window arrangements, failing to reflect the architectural character of the property and area. (paragraph 8, appendix 1).
- The proposed dormer due to its excessive width and set back from the sides of the roof would fail to relate to the design of the existing building (paragraph 11, appendix 1).
- No concerns in respect to the single storey rear extension or the living conditions of neighbouring properties.

4. Planning Policy Context

- 4.1 Relevant planning policy is contained within the National Planning Policy Framework and the Development Plan which is comprised of the Core Strategy Policies and the Managing Development Delivery Local Plan. Reference is also made to the Borough Design Guide.

i) National Planning Policy Framework (2024)

- 4.2 Paragraph 7 of the NPPF states that the purpose of the planning system is to achieve sustainable development. There are three overarching objectives to sustainable development which are interdependent and need to be pursued in mutually supportive ways: economic, social and environmental objectives. So that sustainable development is pursued in a positive way, at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development (paragraph 10).
- 4.3 Paragraphs 135-141 are concerned with the creation of high-quality, sustainable buildings and places. It states that good design is a key aspect of sustainable development. Paragraph 135 states that planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development;
- Sympathetic to local character and history, including the surrounding built environment and landscape setting;
- Create places that are safe, inclusive and accessible;
- Are visually attractive as a result of good architecture layout and appropriate and effective landscaping.

ii) The Development Plan

Wokingham Borough Core Strategy (2010)

- 4.4 Policy CP1 (Sustainable Development) requires that a number of criteria are met. These include: maintaining or enhancing the high quality of the environment; providing

attractive, functional, accessible, safe, secure and adaptable schemes; demonstrate how they support opportunities for reducing the need to travel particularly by the car; and contribute towards reaching zero – carbon development as soon as possible.

4.5 Policy CP3 requires the following under paragraph a): Planning permission will be granted for proposals that:

- 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.

4.6 Paragraphs c) and d) requires that proposals have no detriment upon important ecological, heritage, landscape, or geological features or water courses, and that proposals maintain or enhance the ability of the site to support fauna and flora including protected species.

4.7 Policy CP11 is concerned with proposals for development on sites located outside of the Development Limit (including Countryside). The policy states, in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except in certain circumstances. These exceptions include:

- It does not lead to excessive encroachment or expansion of development away from the original buildings;
- In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

Managing Development Delivery Local Plan (MDD) (2014)

4.8 Policy CC01 states that there will be a presumption in favour of sustainable development. Planning applications that accord with policies in the Development Plan will be approved without delay unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date the Council will grant permission unless material considerations indicate otherwise.

iii) Borough Design Guide Supplementary Planning Document (2012) (BDG)

- 4.9 The Borough Design Guide is a Supplementary Planning Document and is therefore not part of the Development Plan. It provides detailed design advice on a number of matters, including those summarised below.
- 4.10 R23 of the BDG relates to alterations and extensions to buildings and requires such development to be: well designed; respond positively to the original building; contribute positively to the local character; and to relate well to neighbouring properties.
- 4.11 Side extensions: States that the primary consideration is the impact upon the neighbourhood, street scene and local character. For plots in formal 'suburbia' the rhythm of buildings and gaps between them is often important to the character of the area. Side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary.
- 4.12 Rear extensions: Rear extensions should not project more than 4m from the main rear wall where they are close to a side boundary (the BDG does not distinguish between single and two storey extensions in this respect). The eaves height of the single storey extensions should not exceed 3m within 2m of a side boundary.
- 4.13 Roof alterations: States that the eaves or ridge heights should not be raised in height unless buildings in the local context are significantly taller.
- 4.14 Dormer windows: It states that they should be positioned within the main roof, by being set back from both the eaves and sides of the roof. They should relate well to the design of the existing dwelling in terms of roof form, material, positioning and window proportions.
- 4.15 Paragraph 8.5.4 states that extensions may be permissible in rural areas '*....provided that the scale, form and footprint does not have an unacceptable impact upon the countryside.*'

5. The Planning Application

- 5.1 This householder application is to construct a two storey side extension, single storey rear extension, 2no. rear dormers and 2no. front rooflights. As stated in chapter 1, it is submitted with a view to overcoming the appeal Inspectors comments for a substantially larger scheme originally lodged in 2024 and dismissed in May 2025 at appeal. This statement therefore focuses on the main issue as set out in the Inspector's decision letter (character and appearance) with two shorter subheadings dealing with matters that are not expected to be in conflict with the Council (biodiversity and amenity). No concerns were raised by the earlier Inspector to the single storey rear extension.

Impact on the character and appearance of the area including the countryside

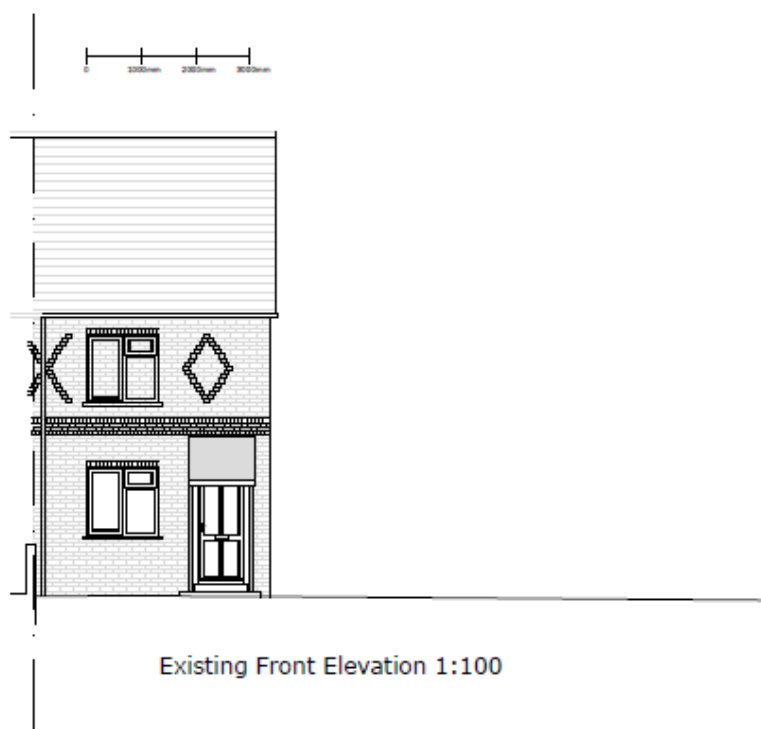
- 5.2 As set out in the appeal decision, the host property is a late Victorian two-storey, semi-detached dwelling located on the north-eastern side of Hyde End Lane. Whilst it is located in a wide plot, the property has a narrow frontage with attractive brick dealing to its front elevation and a simple pitch roof form above. The dwelling forms a pair with 93 Hyde End Lane which is of a similar original built form and appearance. This part of Hyde End Lane is largely characterised by late Victorian semi-detached dwellings and short terraces which are mostly sited within narrow, deep plots. Beyond the appeal site to the north, there are numerous semi detached properties that have extended all the way to the boundary.
- 5.3 The appeal Inspector identified 3 main issues when deciding to dismiss the appeal:
- i) The overall size of the side extension and in particular its scale, form, design and width;
 - ii) Failure to respect the architectural elements of the host property including the existing detailing and the positioning of windows and the front entrance porch;
 - iii) The width of the dormer and distance to the sides of the roof/boundary.
- 5.4 This revised submission reduces the width of the two storey side extension from 4.9m to 3m representing a reduction of 1.9m. On the basis that the host property has a width of 4.3m, the proposed extension would now be narrower and more subservient when compared to the existing built form thereby meeting the principal concern set out by

the Inspector. The proposed front wall of the side extension would be set back by the front elevation of the main dwelling. This would be less than the 1m set out in the BDG but the application site is considerably wider than a typical 'suburban' scenario so there is no future danger of any terracing effect or loss of important views etc. The distance from the flank wall to the side boundary (south) is well in excess of the BDG guidance figure of 1m (the distance is circa 6m).

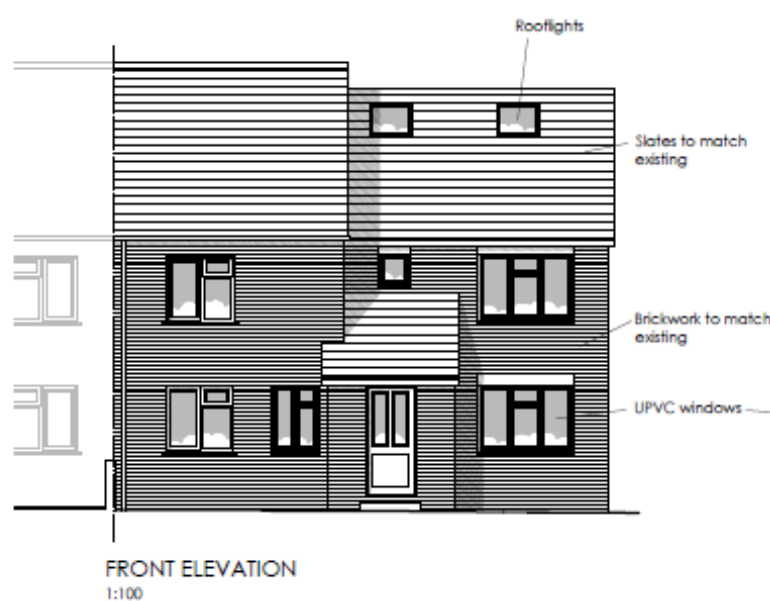
- 5.5 The side extension would also be dropped down in ridge height when compared to the host property to provide further differentiation from the existing dwelling. The proposal will therefore reflect the existing frontage-built form and will not unbalance any defined rhythm. The extension itself will be read as an addition to the property as recommended by the BDG. The proposed roof form has also taken the host property fully into account. The relatively simple existing form comprising of front hipped roof slope and side gables is therefore maintained.
- 5.6 In terms of respecting the architectural elements of the host property (existing detailing, entrance and the positioning of windows), this revised proposal has dealt comprehensively with all of the comments made by the Inspector. The existing plans and elevations now illustrate all of the brick detailing, and the Council will note that these features are retained on the proposed elevations with the brick soldier course being extended into the extension. Again, the absence of the patterned brickwork above the soldier course on the extension re-enforces its subservient role to the host property which is considered to be the appropriate design approach.
- 5.7 The earlier enclosed porch is removed and replaced with a simple pitched roof storm porch. This will be sited to serve the existing front entrance location which is now unchanged. The earlier application relocated the front entrance into the side extension which, in association with the other fenestrational changes, further unbalanced the symmetry of the proposal when viewed from Hyde End Lane. The reduction in width of the side extension enables for a more proportionate arrangement of front windows which will reflect the size, design and depth of the windows already in place. Two small front roof lights are proposed but these will balance with the existing window arrangement below on the existing property and the new extension.
- 5.8 The BDG advises that the design of the proposed extension must be well considered and should complement the existing building, either by adopting its style, or by carefully considered contrast. As stated above, the proposed extension adopts the style of the existing property in terms of appearance and architectural style. The

materials will match the quality of those of the existing building (see comparison elevations below including the proposal dismissed at appeal).

Existing front elevation



Front elevation dismissed at appeal

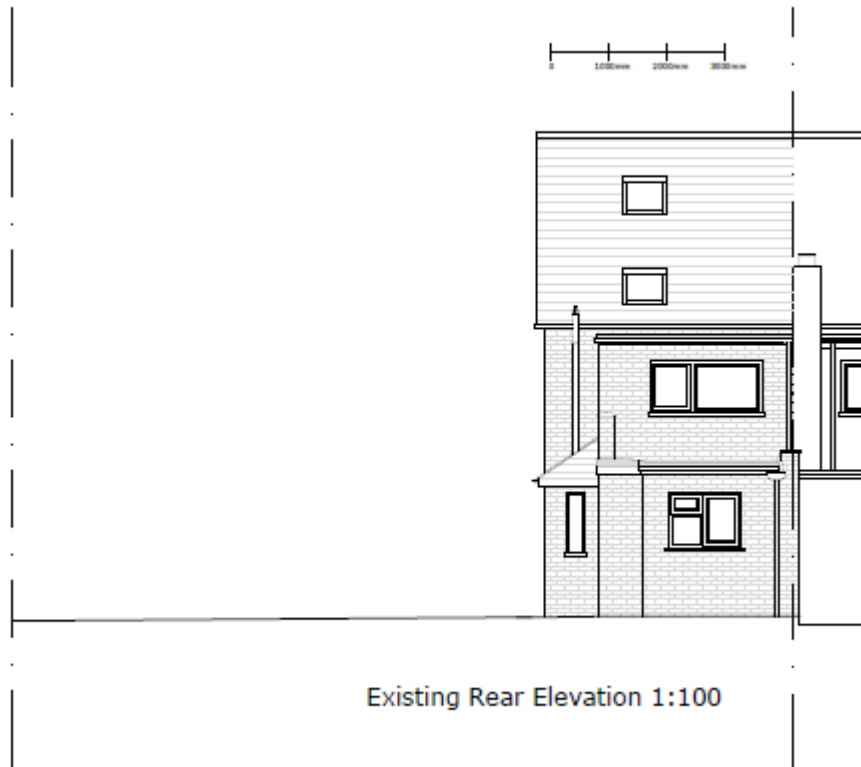


Proposed front elevation

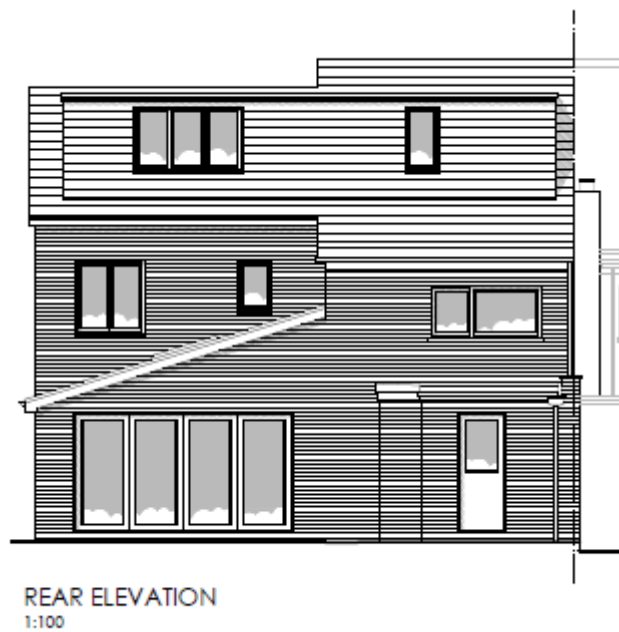
5.9 In terms of the rear dormer, the earlier proposal has been significantly redesigned to reduce the impact of the roof additions. Whereas the earlier proposal was for a single dormer extending over virtually the entire width of the combined roof slope of the existing and proposed dwelling (extending to a length of circa 8.3m), the revised approach on a narrower rear facing roof slope area is for two smaller dormer windows each with a width of 2m and separated by a distance of 1m.

5.10 The distance from the dormer windows to both side boundaries is also increased from 0.4m to 0.8m in respect to the boundary with no.93 and from 0.6m to 1m in respect to the side facing flank gable. The earlier proposal also included raising the rear facing eaves line when compared to the existing property. In accordance with BDG guidance, which states that *'the eaves and/or ridge heights of a property should not be raised unless buildings in the local context are significantly taller'*, the eaves height at the rear is now maintained to reflect the host property. Furthermore, the dormers would also be *'positioned within the main roof, by being set back from both eaves line and the sides of the roof'* as recommended under BDG guidance.

Existing rear elevation



Rear elevation dismissed at appeal



Proposed rear elevation

5.11 In terms of CS Policy CP11, the main consideration is whether the proposal would result in an inappropriate increase in the 'scale, form or footprint of the original building'. The proposal represents a substantial reduction when compared to the earlier dismissed scheme and in respect to each measurement as set down in CP11, the proposed extensions are now proportionate (i.e. the width is narrower than the host property and the scale/footprint maintain an appropriate level of subservience). In terms of volume uplift, the original property would be increased from 323.9m³ to 539.04m³ (an additional 215.14m³) representing an uplift of 66% which is considered to be acceptable and proportionate given that the site forms of an existing built-up frontage.

Biodiversity

5.12 The application is accompanied by an 'Updated Preliminary Roost Assessment' (October 2025 - John Wenman) which confirms that a detailed inspection for bats was carried out on 7th October 2025. No evidence of roosting bats was found externally or internally during the inspection. Long-eared bats are therefore unlikely to be present.

Whilst there are gaps suitable for roost sites, the updated survey follows a Preliminary Roost Assessment and follow up emergence survey undertaken in 2024 (and submitted with this application). The two dusk surveys carried out in accordance with best practice did not observe any bats emerging from the property.

- 5.13 The updated PRA revealed no changes, and it is considered unlikely that bats are using the property. The proposal meets paragraphs (c) and (d) of CS Policy CP3 as a result.

Impact on the living conditions of neighbouring residents

- 5.14 The application proposal is for a reduced scale side extension with rear dormers. The proposed built form is located substantially away from adjoining properties. Given that the earlier Inspector and Council did not raise any concerns about the impact on neighbouring living conditions it follows that this proposal would not alter this established opinion.

6. Summary and Conclusions

6.1 The planning application should be supported for the following reasons:

- i) The applicant has taken on board all of the Inspector's comments in regard to the scale, form and design of the side extension which is now a substantially narrower form of development that would maintain an ancillary role to the host property. It will be considerably narrower and would maintain a set back from the front elevation, a generous set back to the side boundary and a lower eaves height.
- ii) The revised proposal will reflect the architectural elements of the host property by maintaining the brock detailing, extending the soldier course, and providing a more suitable balance of fenestration to tie in with the host dwelling. The proposal maintains the same entrance location and would not include a covered central porch.
- iii) The rear elevation would contain two smaller dormers set in further from the two sides of the property than the earlier proposal which was dominated by one long dormer window. The rear eaves height would not be raised, and the rear elevation as a whole would be better integrated with the existing property and the opposing semi-detached property to the north.