

## **Planning Statement**

### **Householder Planning Application**

#### **1 Hilltop Road, Earley, RG6 1BY**

**Job No:** 2413  
**Job Name:** 1 Hilltop Road  
**Issue Date:** 14.04.2025  
**Client:** James and Natalie Marshall

#### **1. Introduction**

This application seeks permission for a modest single-storey rear extension and minor roof alterations to the existing detached bungalow at 1 Hilltop Road, Earley. The proposal aims to improve the functionality, comfort, and sustainability of the home, replacing an outdated conservatory and enhancing the loft layout to better serve a growing family.

The works are designed to respect the scale, character, and setting of the existing building while remaining well within Wokingham Borough Council's design expectations for household extensions.

#### **2. Existing Property**

The property is a detached bungalow that has been previously converted to include a bedroom and ensuite in the loft. It sits on a substantial, well-contained residential plot within a suburban residential area. The existing structure includes a single-storey rear conservatory, which is thermally inefficient and no longer fit for purpose.

The original building is constructed with traditional materials and features a hipped tiled roof and brick elevations in keeping with the surrounding area.

### 3. Proposed Development

The proposed development includes:

- Demolition of the existing glazed conservatory.
- Construction of a new single-storey rear extension to house an open-plan kitchen and dining area.
- Minor extension to the existing hipped roof to reconfigure the existing loft conversion master bedroom and provide a more practical ensuite arrangement.

The extension projects just 3 metres from the original rear wall and increases the overall footprint by approximately 12.5m<sup>2</sup>—representing a minimal increase over the existing structure and remaining well within 50% of the property's curtilage.

The roof alterations maintain the existing hipped form and provide improvements to the master bedroom and ensuite in the loft space.

### 4. Design and Materials

The new rear extension is designed to respond to the architectural character of the existing property. The extension's form is simple and in keeping with the existing building's scale and roofline. The proposed hipped roof blends seamlessly with the original structure, continuing the existing roofline over the new volume and maintaining a visually coherent profile.

One of the key design drivers has been sustainability. The south-east facing rear slope of the extended roof has been specifically chosen as it provides the most suitable orientation for the potential installation of solar panels between proposed Velux windows, at a future date, offering optimal solar gain and maximising energy efficiency. Several roof forms were considered, with the chosen option offering both aesthetic and environmental benefits.

Large glazed openings to the rear elevation will take full advantage of morning sunlight, enhancing

natural daylight and creating a warm, welcoming family space. Replacing the glazed conservatory roof with a solid, insulated structure also significantly reduces the risk of overheating in summer months.

Bifold doors have been incorporated to strengthen the connection between the interior and garden, encouraging indoor-outdoor living and creating a space that serves the home year-round.

External materials will match those of the existing building wherever possible—including brickwork and roof tiles—ensuring consistency and visual continuity.

## **5. Impact on the Surroundings**

The extension is modest in scale and remains respectful to the surrounding properties. The single-storey rear addition does not overshadow or overlook adjacent homes, and the roof form takes its design from the original roof.

The increase in footprint is minimal and replaces a structure already occupying a similar space only increasing the footprint by 12.5m<sup>2</sup>, reducing any potential for visual or amenity impact. The overall massing and orientation ensure no loss of daylight or privacy for neighbouring properties.

## **6. Precedent and Compliance**

The works proposed are fully in line with local planning policy and the Wokingham Borough Council Householder Extension Design Guide. The development follows good design principles, particularly regarding form, scale, massing, and materials.

While this application is modest in scope, it demonstrates a sensitive and sustainable approach to home improvement, in line with the aspirations of local and national planning guidance.

## **7. Parking and Accessibility**

There is ample off-street parking available on site for multiple vehicles. The proposed works do not affect existing parking arrangements and do not result in any increase in occupancy that would place additional strain on parking demand or local infrastructure.

Access to the rear garden remains available alongside the property, and all works are fully accessible from within the site boundary.

## **8. Conclusion**

This proposal represents a thoughtful and high-quality enhancement to an existing family home. It improves energy performance, adapts the layout to meet modern needs, and does so with minimal impact on the building's footprint or the surrounding context.

The new kitchen-diner will form the heart of the home, whilst creating valuable extra space for a growing family without encroaching on garden land, while the loft improvements create a master bedroom suitable for a house of this size and nature. Overall, the works are proportionate, sustainable, and fully in keeping with the residential character of Hilltop Road and the wider area.