

## Statement for 'The Lodge' PD Application

The Lodge  
178 Bearwood Road  
Wokingham,  
RG41 4SH

This permitted development application seeks for development in tandem with the approved application 250954.

The Lodge, in its current form, is heavily compromised in both layout and function. As a multi-generational family home, the residents wish to explore bringing the building up to modern standards to accommodate a growing household.

This application will provide an improved kitchen, dining, and living space, along with an ancillary outbuilding, resulting in an overall scheme that better meets the present-day requirements of family life.

To address limitations within the dwelling, the ancillary outbuilding incorporates a gym, home office, garage, and workshop. Following discussions with the residents and several design revisions, the earlier proposal (251225) has been refined to better suit the families' day-to-day needs. The sauna has been omitted, and the home office has been redesigned to better support continued home working.

The outbuilding will also contain a three-car garage to accommodate both residents' vehicles and those of visitors.

The gym and workshop will benefit the both the residents' overall health and hobbies.

Both the extension to the dwelling and outbuilding are located away from the surrounding TPO areas, outside of any relevant root protection zones. During construction screw piles will be considered for the outbuilding as to mitigate damage to the close, non-TPO trees.