



6 THORPE CLOSE, WOKINGHAM, RG41 2PW

Planning Statement

Introduction

This Planning Statement accompanies a householder planning application for alterations to the rear of the existing dwelling at 6 Thorpe Close, Wokingham.

The proposal comprises the replacement of the existing rear lean-to and conservatory roofs with a new insulated flat roof, a modest extension to square off the existing conservatory, the installation of new sliding doors and associated external alterations.

The proposed works are confined entirely to the rear of the property.

Existing Site

The application site comprises an established detached dwelling situated within a residential cul-de-sac in Wokingham.

The existing rear of the property comprises a collection of lean-to and conservatory additions constructed at different times. These structures create a fragmented appearance and provide accommodation that is thermally inefficient by modern standards.

The proposal seeks to rationalise these additions into a single cohesive form whilst improving the functionality, appearance and energy performance of the dwelling.

The Proposal

The proposal replaces the existing lightweight roof structures with a contemporary insulated flat roof and introduces a modest extension to square off the existing conservatory.

The increase in footprint is limited at 1.3m², with the proposal largely replacing existing built form.

New sliding doors are proposed to strengthen the connection between the internal living accommodation and the rear garden whilst allowing increased natural light into the property.

The proposed materials have been selected to complement the existing dwelling and provide a simple, contemporary appearance that remains sympathetic and subordinate to the host building.

Design and Character

The proposal has been carefully designed to improve the appearance of the existing rear additions by replacing a number of separate roof forms with a single cohesive design.

The development largely replaces existing built form and therefore results in only a modest increase in the overall footprint and visual mass of the existing dwelling.

As all works are confined to the rear elevation, the proposal will not materially affect the character or appearance of the surrounding street scene.



The scale and design of the proposal are considered appropriate to the host dwelling and compatible with the established character of the surrounding residential area.

Residential Amenity

The proposal remains single storey and has been designed to avoid any unacceptable impact on neighbouring residential amenity.

The development will not result in unacceptable overlooking, loss of privacy, overshadowing or loss of daylight to adjoining properties and is considered compatible with the established pattern of development within the area.

Conclusion

The proposal represents a modest and well-considered improvement to the existing dwelling.

It rationalises a collection of existing rear additions into a cohesive design, improves the thermal performance and functionality of the accommodation, and results in only a limited increase in built footprint.

The proposal will not adversely affect the character of the area or neighbouring residential amenity. Biodiversity matters are addressed within the accompanying Biodiversity Statement submitted with the application.

Accordingly, it is considered that the proposal aligns with the objectives of the National Planning Policy Framework and the relevant policies of the Wokingham Borough Local Plan.