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Planning Design and Access Statement

30 Byron Road, Twyford, RG10 0AE

Ground and First Floor Rear Extensions
with Rear Façade Restyling

Planning History

Documented planning history for the site is limited:

991291

Proposed Installation of Velux Windows in Roof.

Approved May 1999

050506

Proposed two storey rear extension to dwelling with alterations to roofline

Approved March 2005

Application Proposal

The proposal seeks to improve the visual coherence of the rear elevation by:

- Replacing the first-floor roof elements with a tiled pitched roof, capped with a flat area to soften the visual impact
- Replacing existing dormers with a uniform pebbledash finish consistent with the main house
- Updating white UPVC fascia to black to match existing detailing
- Extending the right-hand dormer to provide dressing and ensuite facilities
- Extending the Kitchen to provide additional internal space for a Utility Room whilst creating a uniform flat roof profile

The existing rear elevation has evolved through piecemeal additions, resulting in a visually incoherent façade. The scheme introduces a unified pitched roof treatment, capped with a flat section to respect the existing ridge line. A gable feature above the principal bedroom window provides architectural emphasis and balances the composition.



Existing rear elevation

By incorporating a gable feature, the scheme accommodates the higher window of the upper first floor and disguises the variation in window heights caused by the split-level arrangement. The retention of a low fascia line ensures the elevation remains balanced and proportionate, enhancing architectural integrity and visual harmony.



Figure 1: Rear view showing extended and restyled areas

The ground floor is proposed to extend in-line with the existing store to provide additional internal space. The existing space, along with part of the store will provide a new kitchen area plus a separate Utility Room. To ensure natural light is maximised, a roof lantern is proposed over the kitchen area and a flat roof light over the Utility Room.



Figure 2: Rear View showing the overall proposed scheme

The proposal for the external walls is a finish to match the existing painted pebble dash.

Overall, the design rationalises disparate elements into a coherent elevation, enhancing the dwelling's contribution to local character.

Extent of Works

The first-floor extension remains within the existing rear and side first-floor walls, respecting the property's footprint and avoiding encroachment beyond established boundaries.

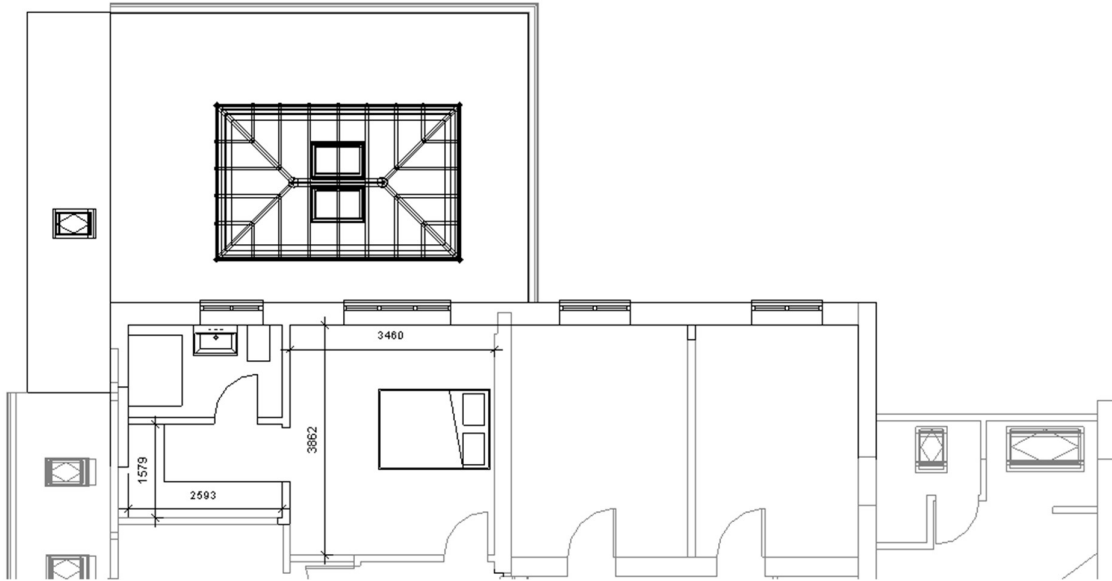


Figure 3: Proposed First Floor Plan

The ground floor proposal similarly remains within existing established boundaries by combining and squaring-off two existing extensions: the Kitchen and Store.

Internally the Store currently makes use of an existing Party Wall, but to provide clear separation, the design proposes a new cavity wall away from the site boundary.

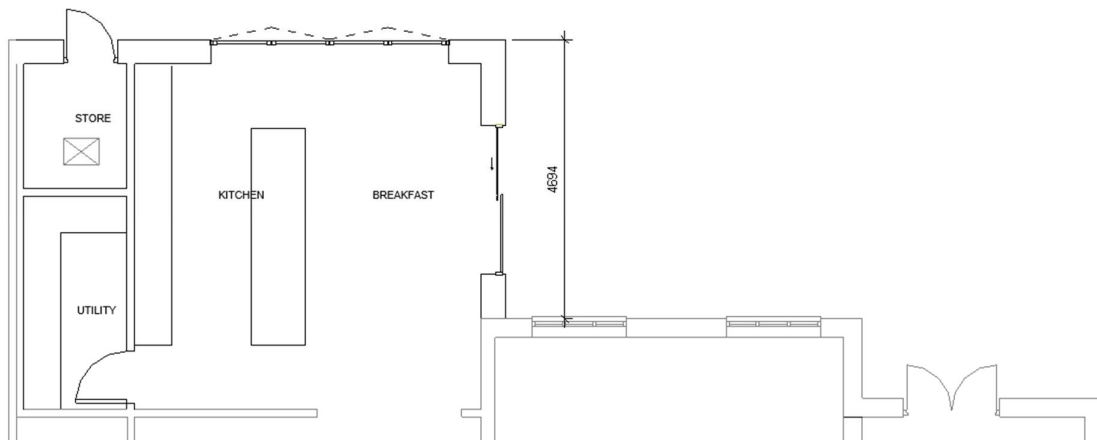


Figure 4: Proposed Ground Floor Plan

Sustainability and Energy Efficiency

The new elements will improve the energy efficiency of the building, replacing low and uninsulated areas with modern well insulated items:

- Dormer walls with minimal insulation will be replaced with insulated cavity walls
- Uninsulated flat roofs will also be replaced with warm deck insulated structures
- Older double glazed UPVC windows will be replaced with efficient triple glazed items

Materials

The proposed materials are durable, low-maintenance, and energy-efficient, supporting long-term sustainability objectives:

- **Flat Roof Covering** – EPDM / GRP
- **Soffit & Fascia** – Black wood grained UPVC to match existing
- **External Walls** – White painted pebble-dash finish
- **Windows** – White UPVC frames to match existing

Heritage and Character

The proposed works respect Twyford's varied architectural character and improve the dwelling's contribution to local distinctiveness. By rationalising disparate rear elements into a unified pitched roof and gable treatment, the scheme achieves visual harmony consistent with good design principles.

The development enhances architectural coherence without detracting from the surrounding area's integrity, thereby safeguarding local character and residential amenity.

Policy Compliance

The proposal accords with the **National Planning Policy Framework (NPPF)**, notably:

- **135** – Ensuring developments are visually attractive, sympathetic to local character, and establish a strong sense of place.

It also complies with **Wokingham Borough Council Local Plan** policies on residential extensions and visual amenity (e.g. Policy CP3 – General Principles for Development). Specifically, the scheme:

- Maintains scale and massing appropriate to the locality.
- Preserves existing access arrangements.
- Improves architectural coherence.
- Uses durable, energy-efficient materials.

These measures ensure the development contributes positively to the built environment while safeguarding local character and amenity.

Parking and Access

Pedestrian and vehicular access will remain unchanged.

The main entrance provides level access, as does the kitchen to the garden. The property retains its internal split-level arrangement.

Conclusion

The proposed development delivers a well-balanced and carefully considered enhancement to the property. It achieves:

- **Architectural coherence** by unifying disparate rear elements into a harmonious design.
- **Energy efficiency improvements** through modern insulation, triple glazing, and upgraded roofing systems.
- **Preservation of access and parking arrangements**, ensuring no disruption to existing functionality.
- **Use of durable, low-maintenance materials** that complement the property and surrounding area.
- **Respect for local character and amenity**, reinforcing Twyford's distinctive architectural identity.

In meeting national and local planning policies, this proposal represents a positive contribution to the built environment and community. Planning permission is therefore fully justified and respectfully sought.