

28 March 2025

Planning Department
Wokingham Borough Council

To Whom It May Concern,

PROPOSED TWO-STOREY FRONT PORCH EXTENSION, CHANGES TO EXTERNAL MATERIALS AND FENESTRATION AT ORCHARD COTTAGE, RG10 0SB.

I have been instructed by my clients to prepare and submit the enclosed drawings in support of a householder application to Wokingham Borough Council in relation to the proposed two-storey front porch extension, changes to external materials and fenestration at Orchard Cottage.

The applicants would like to modernize the house and make some upgrades to the external appearance and thermal performance of the house.

The existing dark brown concrete hanging tiles will be replaced with modern vertical cladding (Dark Grey), the existing white UPVC windows and doors will all be upgraded to thermally efficient aluminium framed windows (dark grey/black frames).

Two new windows are proposed in the side (North) elevation of the lounge to provide balanced light to this long room and new French Doors will replace the existing single door with side windows on the rear (West) elevation.

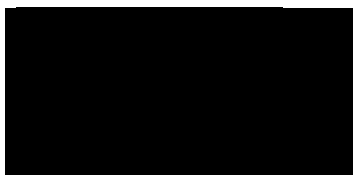
A new two-storey front porch extension will provide a more defined entrance to the house on the front (East) elevation and will allow the rooms at first floor to be reconfigured to improve the use of the existing spaces.

The proposed extension does not impact existing parking arrangements and amounts to a very small increase in building footprint on the site of approx. 3.9m².

It has no impact on biodiversity or trees and the accompanying bat survey shows that there will be no impact to protected species as a result of these proposals.

I trust this summary will assist in your review of these proposals.

Yours sincerely,



Bronwen Gombert

CONNECTED ARCHITECTURE