



ALBATROSS ARCHITECTURE & DESIGN
TRANSFORMING YOUR HOUSE INTO A HOME

Planning Department
[Wokingham Borough Council](#)
Shute End
Wokingham, Berkshire
RG40 1BN
25th June 2025

1892\letters\L1
designservice@albatrosscarpentry.com

Dear Sir/Madam,

1892 – Four Winds, The Ridges, Finchampstead RG40 3SY

Please accept this letter and enclosures as a formal request for, on behalf of Oliver & Julia Arup. Who are the current owners, for the erection of a single storey orangery to the rear following and internal alteration to the ground and first floor.

This letter is accompanied by:

1892 - Existing Block plan - EX100 (BP)
1892 - Existing Site Plan-EX101 (SP)
1892 - Existing plan & Elevation - EX102 (All)

1892 - Proposed Location Plan - PRO200 (LP)
1892 - Proposed Site plan - PRO201 (SP)
1892 - Proposed plan & Elevation -PRO202
1892 - Proposed Visuals

The Existing Property

This application concerns a residential plot featuring a four-bedroom detached house, accompanied by a detached garage situated at the side of the two-story dwelling.

The site is located on The Ridges, approximately one mile east of Finchampstead and one mile west of Crowthorne. It benefits from proximity to local shops and offers convenient access to Crowthorne railway station and the M3 motorway, providing direct connections to London and Southampton. The site's location is illustrated on the context plan below.

The site is positioned at the western end of Wellingtonia Avenue, within a rural and well-established countryside setting. It is bounded to the south by The Ridges, a main thoroughfare, while mature trees and shrubs define the rear and side boundaries, offering a high degree of natural screening. The site is currently occupied by "Four Winds," a detached, two-storey, four-bedroom dwelling, which includes a separate double garage and a private driveway.

The site is enhanced by well-established planted boundaries, featuring mature trees and large shrubs that provide effective screening from neighboring properties and the road

The site is ideally located within a short walking and cycling distance of various local amenities in Crowthorne. Crowthorne Railway Station is just 0.8 km away, offering convenient transport links. Additionally, the site provides easy access to the M3 motorway to the south and the M4 motorway to the north

It is understood no previous planning application have been made on this current dwelling.



Front of Four Winds



Rear of Four Winds



Rear of Four Winds

The Proposal

This proposal outlines significant improvements to the rear of the property. The planned ground-floor extension will create a larger kitchen-diner, providing enhanced views of the rear garden. Additionally, the ground-floor layout will be reconfigured to better suit the needs of the family, particularly their young children.

Relocating the kitchen will create a spacious, open-plan area that fosters family interaction while improving the overall flow of the home. This reconfiguration will seamlessly connect the hallway to the garden, maximizing natural light and creating a more expansive, airy feel throughout. By retaining the side access to the utility room, the design will further optimize daylight across the ground floor. These adjustments will result in a thoughtful, functional layout tailored to the family's needs.

On the first floor the reconfiguration of bed 4 creating an ensuite bathroom and dressing room for the master Bedroom.

The rear extension has been thoughtfully designed to complement the existing architecture, incorporating an oak-style orangery with glazing that maintains harmony with the overall character of the dwelling. Careful consideration has been given to ensure the development has no adverse impact on neighbouring properties.

The single-storey extension will accommodate a new kitchen-diner and utility room, with a roof design that integrates seamlessly into the existing structure. At the rear, a modest mansard roof featuring a subtle flat section will enhance the visual appeal of the extension, contributing to a cohesive and respectful addition that aligns with the established character of The Ridges streetscape.

All materials will be carefully chosen to match the existing building, with a oak framed new brick finish that ensures a consistent, visually appealing aesthetic that complements the original property.

Please find the proposed PDFs attached for your review. The applicant is eager to proceed with this proposal to expand their family home in line with both their needs and the character of the local area.

We kindly request confirmation that the application, as detailed in the accompanying drawings, meets all necessary requirements and would appreciate your support.

I look forward to receiving your feedback.

Yours faithfully,
Stephanie Fox
BA Hons

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