PLANNING AND DESIGN STATEMENT

Proposed Alterations and Upgrading of Existing Conservatory to Provide Habitable Accommodation

Site Address: 8B Briarwood, Wokingham, Berkshire, RG40 4XA

Proposed Development: Alterations and improvements to an existing single-storey rear conservatory, including a new insulated pitched tiled roof, reduced glazing and improved wall construction, to provide habitable accommodation.

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1. Introduction

This Planning and Design Statement has been prepared in support of the proposed alterations and upgrading of the existing conservatory at 8B Briarwood, Wokingham, Berkshire, RG40 4XA.

The proposal seeks to improve the thermal performance, appearance and general usability of the existing conservatory, bringing it up to a suitable standard for comfortable year-round residential occupation.

The existing conservatory was constructed in 2003. At the time of construction, the doors separating the conservatory from the main dwelling were removed, creating an open connection between the two areas. The conservatory has consequently formed part of the internal residential accommodation for approximately 23 years.

The intention is to retain as much of the existing structure as reasonably practicable, subject to structural suitability, while undertaking the improvements necessary to provide a more permanent and energy-efficient form of accommodation.

The proposed works will include the installation of a new insulated pitched roof finished with tiles to match the existing dwelling, a reduction in the extent of glazing and the introduction or improvement of insulated wall construction finished with facing brickwork to match the existing house.

The proposal is intended to improve the existing accommodation without increasing the established footprint of the conservatory.

2. Site Description and Existing Development

The application site comprises a detached residential dwelling situated within Briarwood, Wokingham.

An existing single-storey conservatory is located to the rear of the property. The conservatory has been in existence since approximately 2003 and is an established feature of the dwelling.

The existing elevations are illustrated on Drawing 3273-1, Issue A, dated October 2026.

The existing structure is predominantly associated with the lightweight construction traditionally used for conservatories, incorporating extensive glazing and a roof arrangement that does not provide the same thermal performance as a conventionally constructed insulated roof.

The existing conservatory has an overall height of approximately 3.479 metres, as indicated on the existing elevations.

The existing doors between the conservatory and the main house were removed in 2003. The proposed works are therefore intended to improve the standard of the existing accommodation rather than introduce a new area of residential development into the garden.

No record of a planning permission for the original conservatory has been identified during the applicant's investigations. The precise planning status of the existing structure is therefore a separate matter to be established where necessary, hence the application for the LDC

3. Description of Proposed Development

The proposal comprises alterations and improvements to the existing conservatory, with the intention of retaining as much of its existing structure as reasonably practicable.

The proposed alterations are illustrated on Drawing 3273-3, Issue A, dated October 2026.

The works will include:

- Replacement of the existing roof with a new insulated pitched roof.
- Installation of roof tiles to match the existing dwelling.
- Installation of roof windows to provide natural daylight to the upgraded accommodation.
- Reduction in the overall extent of glazing.
- Introduction or improvement of insulated external wall construction, incorporating facing brickwork to match the existing house.
- Installation of new windows and glazed doors, including the proposed bi-fold door arrangement shown on the submitted elevations.
- Improvements to the thermal performance of the structure to meet the applicable Building Regulations requirements.
- Retention of the existing footprint and established rearward projection.

The existing and proposed drawings indicate overall heights of approximately 3.479 metres .

The proposed external finishes will be selected to complement the materials and appearance of the existing dwelling.

4. Design Approach and External Appearance

The principal design objective is to improve the existing conservatory so that it provides a more permanent and visually integrated part of the dwelling.

The existing conservatory has the lightweight appearance associated with a predominantly glazed structure. The proposed alterations will introduce more traditional domestic materials, including a pitched tiled roof and facing brickwork to match the main house.

The new tiled roof will provide a stronger visual relationship with the existing dwelling and will help integrate the upgraded accommodation into the overall appearance of the property.

On the information currently available, the proposed alterations are considered capable of being accommodated without unacceptable harm to neighbouring residential amenity.

7. Sustainability and Energy Efficiency

An important objective of the proposal is to improve the thermal performance and year-round usability of the existing accommodation.

The existing conservatory was constructed in approximately 2003 and incorporates a form of construction that does not necessarily provide the same insulation performance as a modern habitable extension.

The proposed insulated roof and improved wall construction will provide the opportunity to reduce heat loss and improve internal comfort.

The reduction in glazing will also help to improve the thermal performance of the building envelope, subject to the specification and performance of the replacement windows and doors.

The upgraded structure will be designed to comply with the applicable Building Regulations, including the relevant requirements relating to conservation of fuel and power.

The proposal also represents an efficient use of the existing developed area by improving the quality of accommodation without further encroachment into the garden.

8. Garden and External Amenity Space

The proposed works will retain the existing conservatory footprint.

No additional land will be required to accommodate the alterations, and there will be no further loss of garden area arising from an increase in the structure's footprint.

The existing relationship between the dwelling, the conservatory and the rear garden will therefore remain unchanged.

The proposed development will improve the standard of the existing accommodation while making efficient use of the available residential space.

9. Planning Considerations and Application Route

The proposal has been prepared with regard to the relevant provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. And a LDC be sought

The applicant has investigated the planning history of the existing conservatory but has not identified a record of a planning permission dating from its construction in 2003. Please see the supporting corroborative information, as proof of its construction in 2003.

The absence of a planning permission record does not, by itself, establish that the existing structure is unlawful. The original conservatory may have been constructed under permitted development rights.The existing structure's status and the lawfulness of the proposed alterations are being sought by this application for a LDC

The proposed works are intended to retain and improve the existing structure rather than increase its established footprint. However, the existing rearward projection of approximately

6.327 metres exceeds the ordinary 4-metre permitted development limit for a single-storey rear extension to a detached dwelling.

Accordingly, the appropriate planning procedure will depend upon whether the proposed works qualify as alterations to the existing dwelling under the relevant permitted development provisions.

This statement describes the physical nature, design objectives and anticipated effects of the proposed works

10. Building Regulations

The proposed works will involve upgrading the existing conservatory to provide accommodation intended for comfortable year-round residential use.

The construction will therefore need to address the applicable Building Regulations requirements, including thermal insulation, structural stability, roof construction, glazing, ventilation, fire safety where applicable and other relevant matters.

The existing foundations and retained structural elements will need to be assessed for their suitability to support the proposed alterations.

Any necessary Building Regulations approval should be obtained separately .

11. Conclusion

The proposed development at 8B Briarwood, Wokingham, represents an improvement to an established single-storey rear conservatory that has been present since 2003.

The intention is to retain as much of the existing structure as reasonably practicable while upgrading its construction, appearance and thermal performance to provide habitable accommodation suitable for year-round use.

The principal works comprise a new insulated pitched tiled roof, reduced glazing, improved insulated wall construction and facing brickwork to match the existing dwelling, together with the associated windows, roof windows and doors shown on the proposed elevations.

The existing footprint and rearward projection will remain unchanged, and the proposed overall height is only nominally greater than the existing height, subject to confirmation of the relevant measurement datums.

The proposal offers the opportunity to improve the quality and energy efficiency of the existing accommodation without further encroachment into the rear garden.

The design has been developed to complement the existing dwelling and to limit additional effects upon neighbouring residential amenity.

It is respectfully requested that Wokingham Borough Council considers the proposal favorably and issue confirmation of the lawful status of the existing structure and its proposed alteration into habitable space via an LDC.

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