

Your Ref:

Our Ref:

CRP/bb/2413

1, Chapel Green Cottages, Chapel Green, Wokingham, RG40 3ER

Two-storey side extension with new porch and associated internal alterations

Householder planning application; Design Statement regarding the proposal

The Property

1, Chapel Green Cottages is a semi-detached property of traditional construction (**Photograph 1**). This property has not been developed considerably since the time of original construction with a single-storey rear extension forming a sitting room and a single-storey side extension added to the main dwelling house forming a front entrance and downstairs WC (**Photograph 2 & Photograph 3**). It should be noted that despite planning permission being approved for a single-storey side extension (F/2006/8156), elements of this application were never built. The extensions to date adding 28% in total volume to the original property and not adding the calculated 52% volume that the original approved plans involved. The ground floor comprises a kitchen, separate dining room and living room together with a further reception room. The first-floor accommodation currently comprises two double bedrooms, a smaller bedroom and a family bathroom.



Photograph 1 – Front elevation as viewed from the front boundary

1, Chapel Green Cottages, Chapel Green, Wokingham

The Site

The site falls within Chapel Green and is located at the end of a private road in a rural setting. The main dwelling is set back off the road with a large, graveled driveway for at least two vehicles (see parking provision **2413/SK.1**). The dwelling also benefits from a large garden to the rear of the property with different fencing types marking and providing privacy on all boundaries. Generally, within Chapel Green the street scene is varied with many houses of varying styles, construction and indeed value.



Photograph 2 – Single-storey rear extension forming sitting room



Photograph 3 – Front porch forming entrance and downstairs WC

1, Chapel Green Cottages, Chapel Green, Wokingham

The Proposal

This application is to be read in conjunction with the following documentation: -

- As existing and as proposed elevations and floor plans; Drawing No. **2413/01 to 2413/05**.
- Site plan/ parking provision and site location plan **2413/SK.1 and 2413/SK.2**.
- Bat survey completed by ROAVR group.

In order to improve the use of the existing space in this family home, this proposal seeks to add a two-storey side extension with new porch canopy. The alterations will allow for the creation of a large open plan kitchen/ diner/ family room with a further downstairs WC and snug. The proposed changes providing more efficient use of the current space on the ground floor, as well as bringing in more natural light to previously darkened areas. The first-floor extension will create a property with three double bedrooms providing a master bedroom with an ensuite and a family bathroom upstairs to accommodate a growing/ maturing family.

The proposed extensions, including previous development, results in a total volume increase of 50% complying with Local Plan policy WCC1 and WCC7 by having no impact on the wider countryside location. The areas and volumes for the property are detailed in Table 1 below: -

Table 1 – Areas and volumes of 1, Chapel Green Cottages

	Area (m2)	Volume (m3)	% of original property
Original property	108	365	-
Flat roof extension circa 1968	23.5	77.5	20%
Single-storey side extension and pitched roof to rear circa 2006	9	30.8	9%
Proposed two-storey side extension	15.7	75.4	21%
Total volume to original property (including proposed extensions)			50%

The proposed works ultimately aim to enhance the building's character, increasing the value of the property and optimising the space to better suit a maturing family. The bat survey completed by the ROAVR group confirms there was no evidence of bats or any potential roosting features in the building. This proposal seeks full householder planning permission.

Wallace Bacon Consultants, December 2024