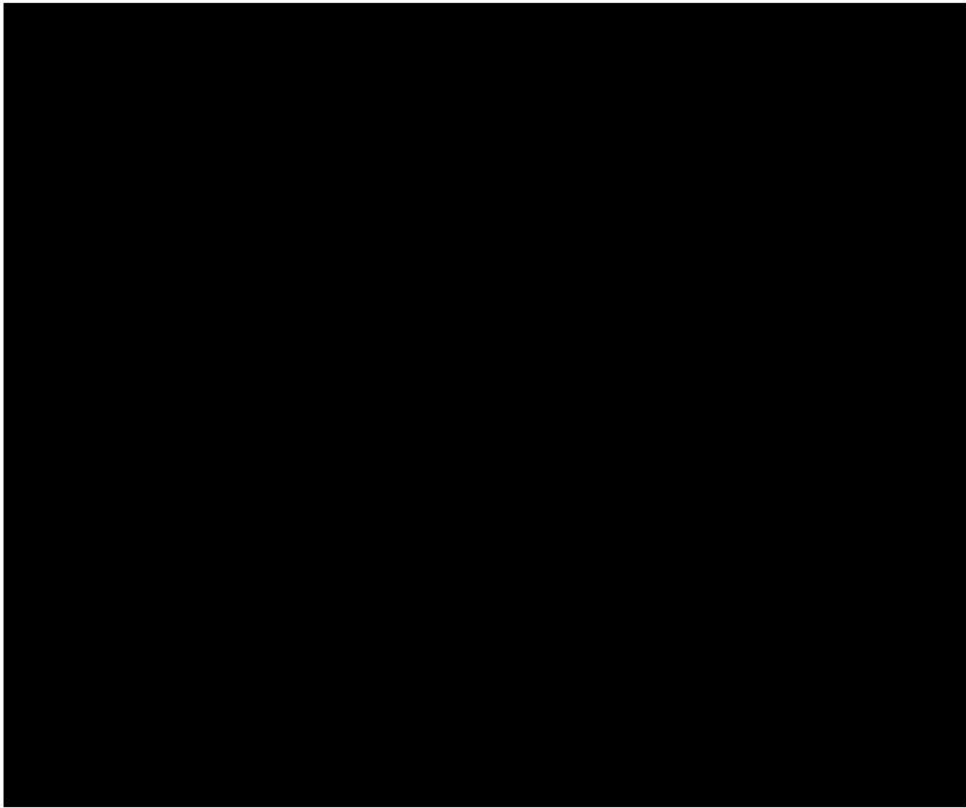


2.0
SITE CONTEXT. [PRE-APPLICATION]



Full Planning Application Street Scene [FRONT. ARCHITECTURE LTD]

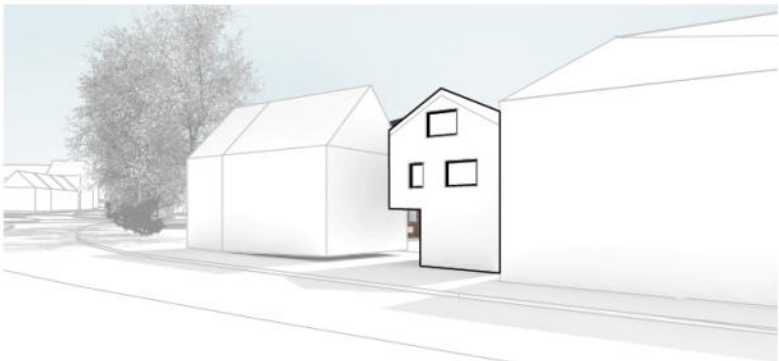


PROPOSED STREET SCENE
SCALE 1:1000000

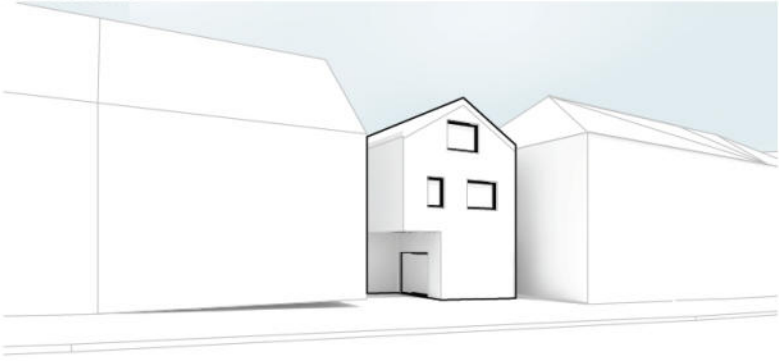


EXISTING STREET SCENE
SCALE 1:1000000

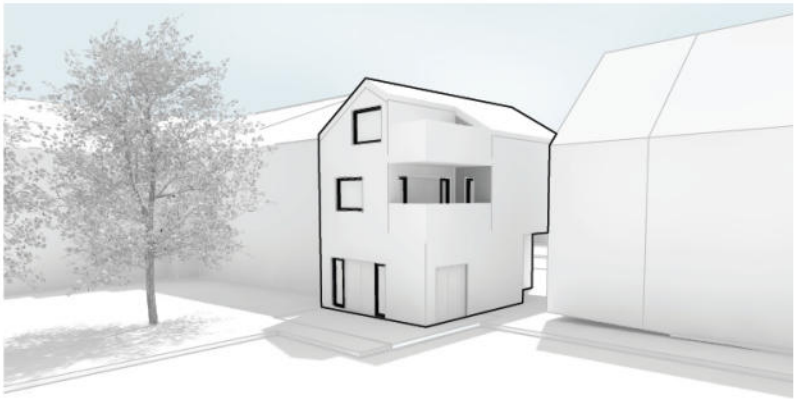
Pre-Application Elevations [T2S ARCHITECTURE LTD]



PROPOSED VIEW 1



PROPOSED VIEW 2



3.0 USE.

3.1 - Proposed Use

The application will look to provide 1no. single dwelling house, consisting of 4no. bedrooms. [Use class C3] Internally the layout has been altered following the pre-application response.

Ground Floor Plan

At ground floor the layout has been altered to focus the main open plan space to the rear of the property, allowing for circulation and other amenities such as the WC and utility to be located towards the front.

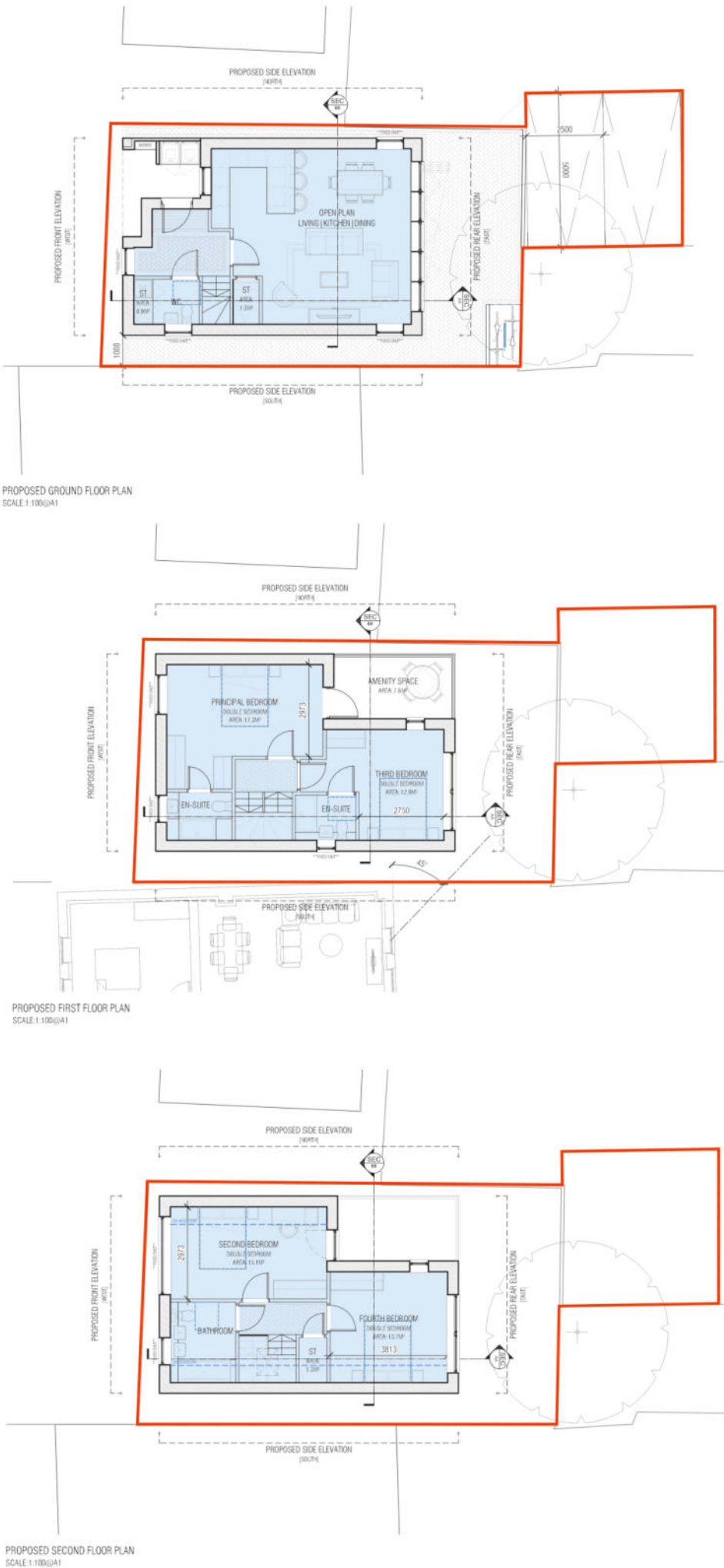
First Floor Plan

First floor follows a similar layout as the pre-application stage. Keeping a bedroom to the front and rear of the property. A clear change on this floor is the moving of the communal bathroom and the inclusion of 2no. en-suites to the double bedrooms. The bedroom previously located to the front of the property has been relocated to the north side to allow for some relief from the sub station that sits below.

Second Floor Plan

The second floor plan follows the same principle as the first floor. The proposed height is in keeping with the neighbouring building as shown within the street scene.

Full Planning Application [Front. Architecture LTD]



Pre-Application [T2S Architecture LTD]



4.0 AMOUNT.

4.1 - Proposed Amount

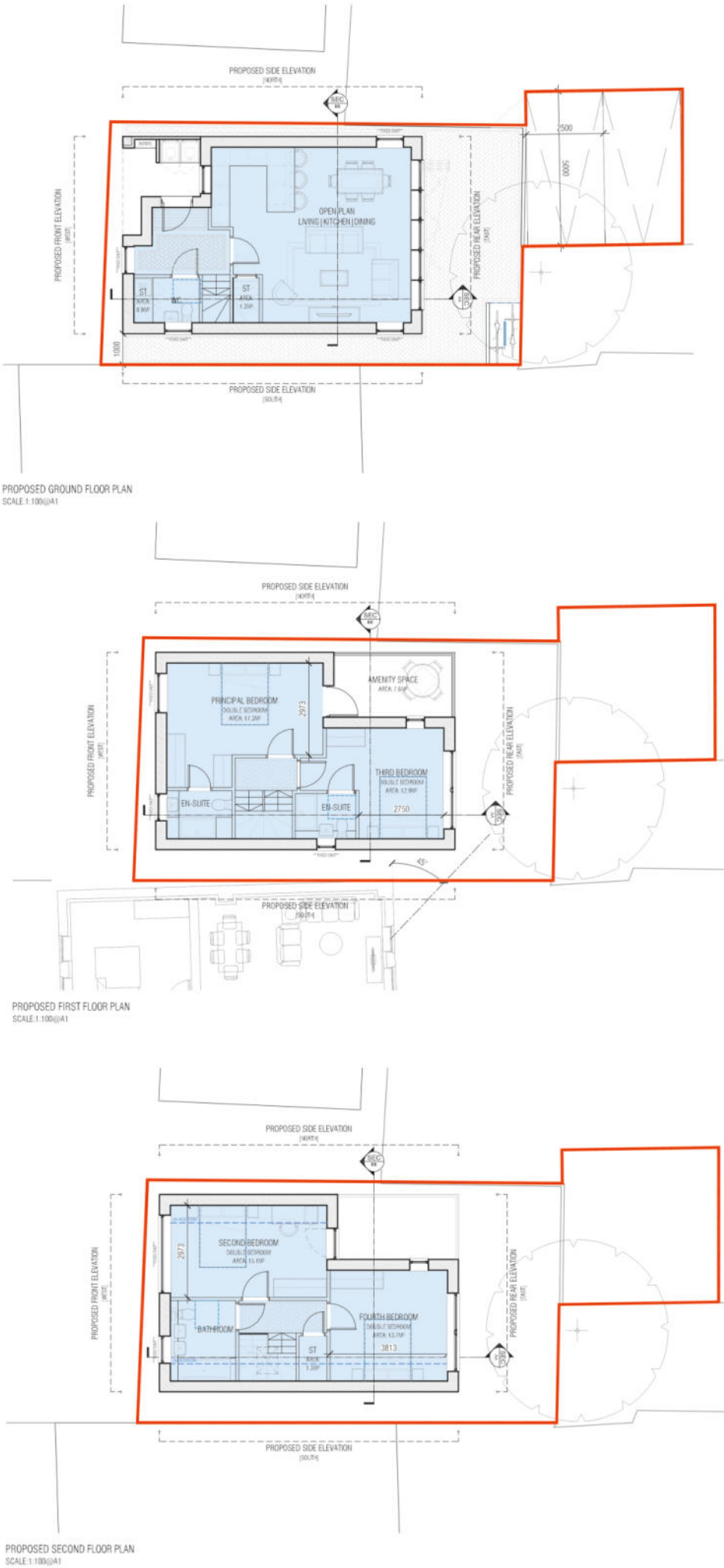
The proposal follows the same amount of bedrooms as that submitted with the pre-application submission.

The proposal will look to create 2no. bedrooms within the 2 storeys, plus 2no. bedrooms within the roof space. The bedrooms on the first floor will have direct access to en-suites. The roof space will provide 1no. family bathroom which can be used by the occupants of the roof space. The ground floor will also provide a WC within the entrance. The size of the proposed bedrooms will follow the Wokingham Design guide, providing a minimum floor area of 12sqm, as set out within section 4.8.

Section 4.8 of the Wokingham Design Guide, also sets out the minimum standard for a combined floor area of the living, dining and kitchen space. The standards are increased of 2sqm per person, using this, it has been assumed that an 8 person dwelling would need a combined space of 35sqm.

The total GIA of the proposed building provides 131m² with 3.5m² internal storage space. Amenity space is provided to the east within a 7.7m x 3.3m garden and a first floor balcony to the master bedroom. It is noted that the garden is non compliant with the standards set out by the Wokingham Design Guide, however, the open plan living space provides a large bi-fold door which allows top bring the outside, in.

All proposed bedrooms meet the minimum width of 2750mm and a minimum of 12sqm as part of the Wokingham Design Guide. The adopted design guide also sets out that there should be a minimum standard of combined living space. The proposal provides bed space for 8no. people which is not highlighted in the document, however it is assumed this would be 35sqm, which is the guideline used for the development.



Designed occupancy (bed spaces)	Minimum combined floor area of living, dining and kitchen space (sqm)
2 person	23
3 person	25
4 person	27
5 person	29
6 person	31

Bedrooms

People often use bedrooms for work and study as well as for sleep. Children and young people need space in bedrooms for homework, play and hobbies, and entertaining friends. Double bedrooms should be a minimum of 12 sqm and single bedrooms a minimum of 8 sqm.

Each bedroom should provide wardrobe space for the number of occupants.

5.0 LAYOUT.

5.1 - Separation Distances.

Given the site's location within the main town centre, the design maintains a balance between efficient land use and the protection of neighbouring residential amenity.

Regarding the physical relationship with adjacent properties, the proposal provides a 1.0m separation from the southern boundary and a more substantial 2.7m separation from the northern boundary. The separation distances from the adjoining boundarys specifically complies with the Council's requirement for two-storey elements to be set in from the boundary to allow for adequate maintenance access and to protect the sense of space between dwellings.

Privacy is maintained through the strategic orientation of habitable rooms. Primary windows are located on the rear elevations to allow for openable windows for ventilation. The windows on the front of the dwelling will be fixed shut, due to the adjacent sub station. Furthermore, the building's position has been verified against the 45-degree rule to ensure that the two-storey massing does not result in a loss of daylight or a significant reduction in outlook for the occupiers of the neighbouring properties.

** Note: This back to back dimension shall also be applied for backland infill developments for a front to rear relationship.*

Caution: Standards and measurements should only be applied once the overall character and nature of the scheme is agreed. Schemes in more urban settings or with a more intimate character will often require a tighter, more compact layout, for instance. In areas where overall distances are generally greater than those shown, these dimensions should be regarded as minimum standards.

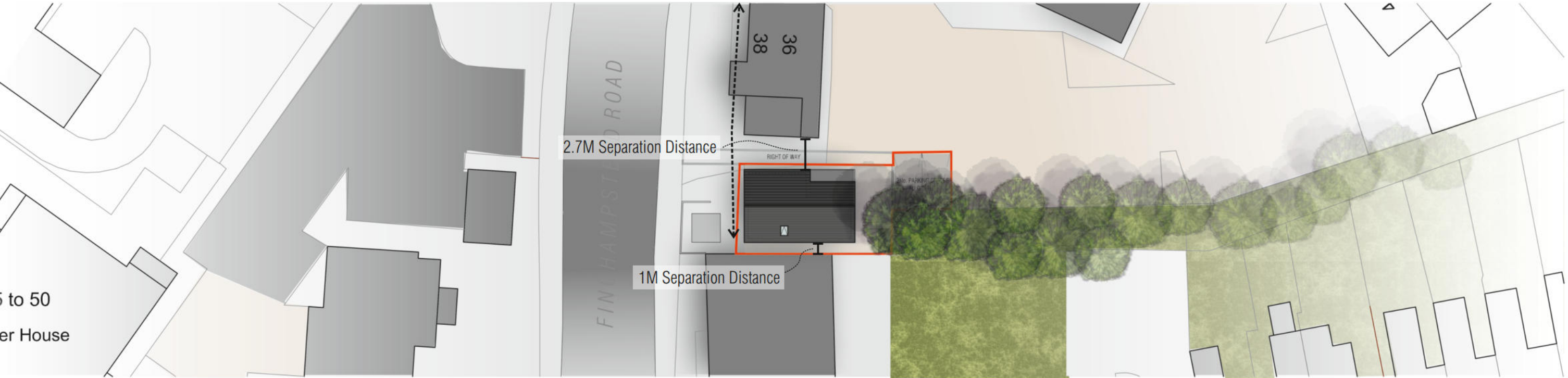
Separation distances to maintain privacy and limit sense of enclosure

No. Storeys	Type of separation	Min. distance (metres)
1 to 2 storeys (height measured to eaves)	flank to boundary	1
	front to front elevation	10
	back to back elevation*	22
	back to flank	12
Over 2 storeys (height measured to eaves)	flank to boundary	2
	front to front elevation	15
	back to back elevation (houses to houses)*	26
	back to back elevation (flats to houses)*	30
	back to back elevation (upper floor living room on a house above gd. fl.)*	30
	back to back elevation (flats to flats)*	30
	back to flank	15

Source: Design SPD, February 2012, Appendix 13, Page 46

Design principle	New housing	Minimum distance
R15	Front to front across street	10m
R15	Rear to rear of dwellings	22m
R16	Flank wall to boundary	1m
R16	Flank wall to rear of dwelling	12m

Figure 4.25: Summary of the Council's minimum privacy and amenity distances guidelines in this section; refer to text for explanation and specific guidance for each. Character and context will also be relevant to the approach in any specific case



5.0 LAYOUT.

5.2 - Separation Distances (45 Degree Rule)

The proposal has been tested against the 45-degree rule as defined in the Wokingham Borough Design Guide to ensure the protection of the daylight and outlook currently enjoyed by the neighbouring residents. This assessment was conducted in plan view, taking the midpoint of the nearest ground-floor habitable room windows of the properties situated south of the application site.

As demonstrated in the accompanying floor plans, the 45-degree lines projected from these neighbouring windows do not intersect with the two-storey footprint of the proposed dwelling. This ensures that the primary living spaces of the adjacent properties maintain a clear, unobstructed field of vision and receive adequate levels of natural light throughout the day. This technical compliance confirms that the development, despite its two-storey massing and additional roof space, integrates harmoniously with the existing residential grain without causing an adverse impact on the amenity of the street scene.

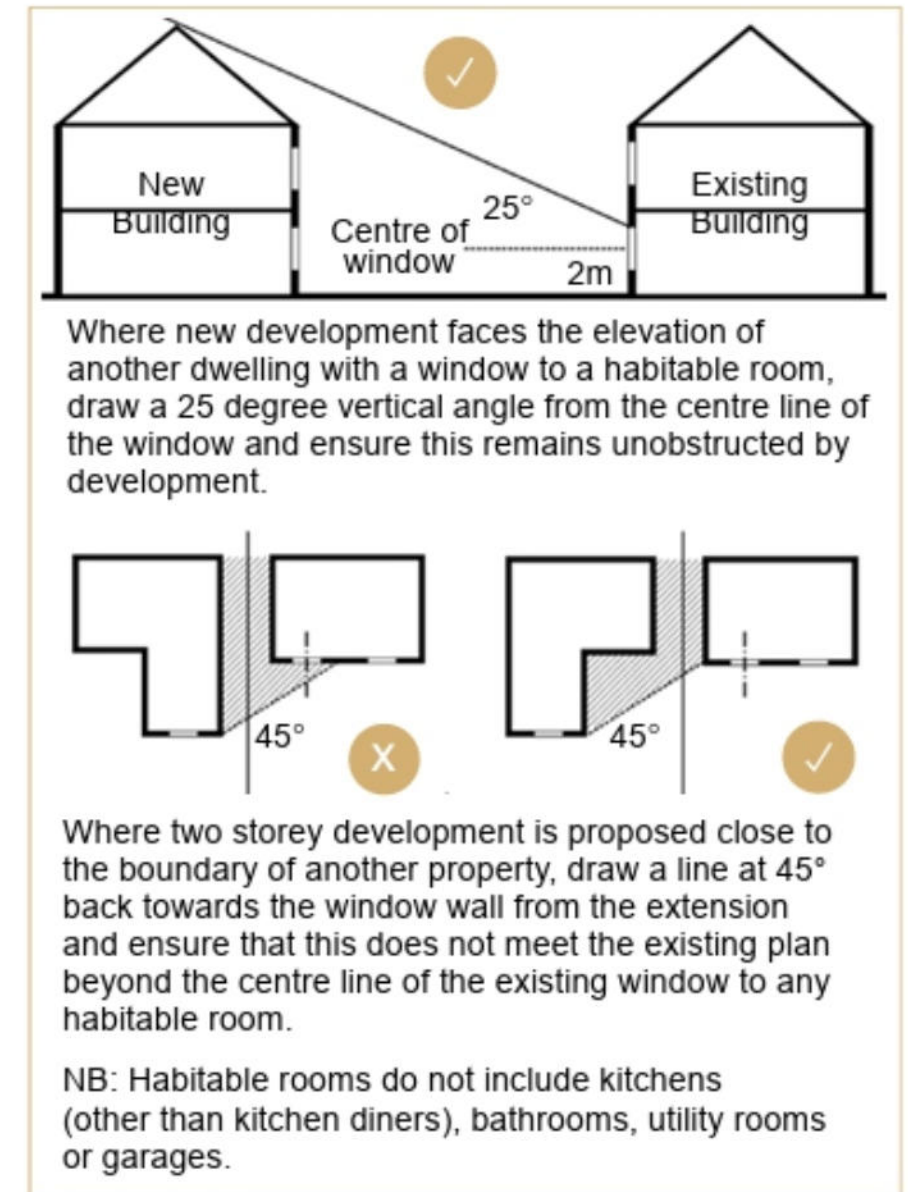
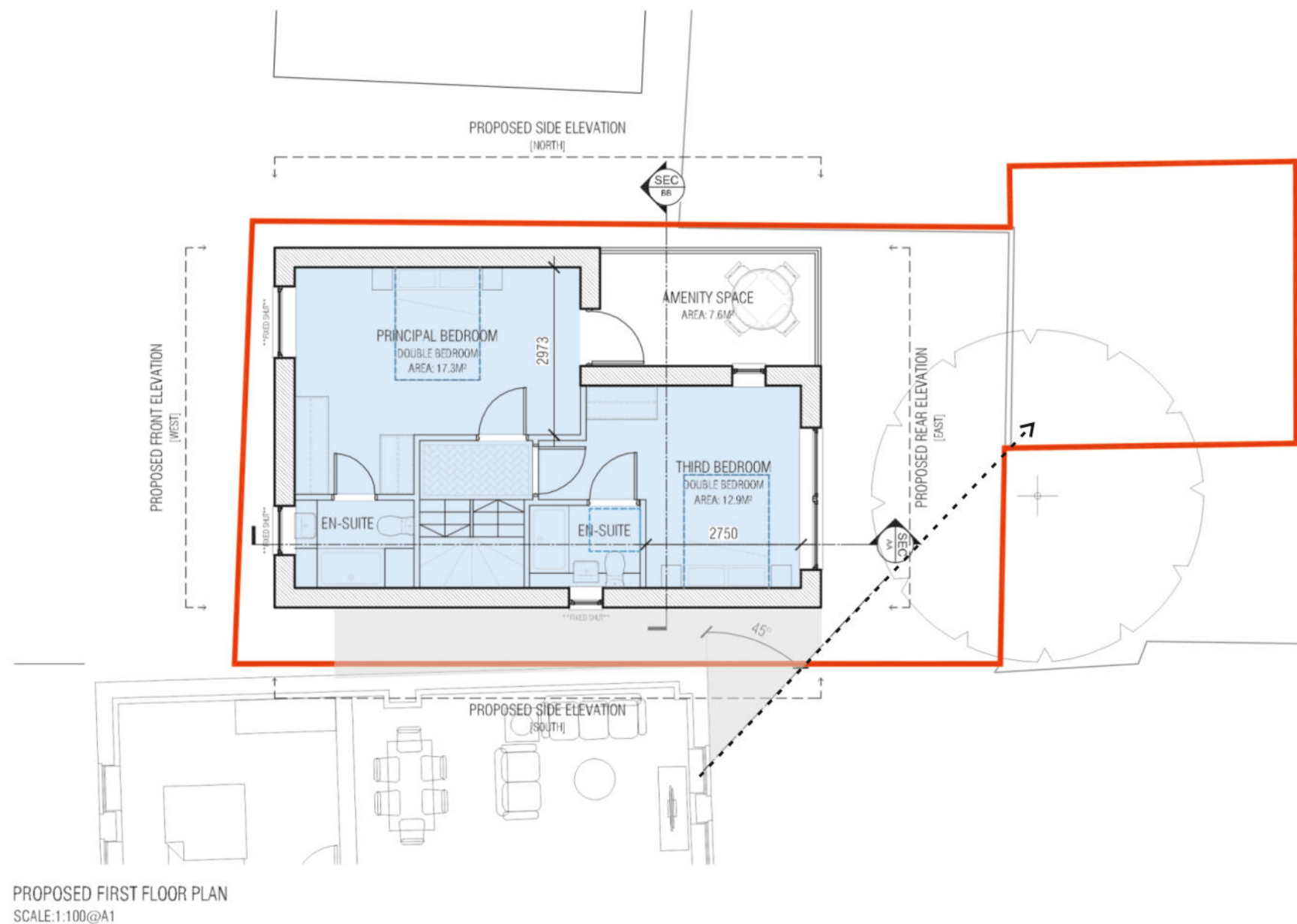


Figure 4.30: Guidance for ensuring that new development has no impact upon daylight in existing properties