

fineline

Design & Access Statement

Whinney Knowe,
2 Pages Croft,
Wokingham,
RG40 2HN

April 2026



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1.0 Introduction

This statement has been prepared in support of the Householder Planning application for external alterations and extensions with associated external landscaping works at Whinney Knowe, 2 Page's Croft, Wokingham, RG40 2HN.

This statement sets out the development process that has led to the current proposals, and the rationale behind the scheme.

Whinney Knowe is a detached 4no. bedroom property on a 0.4 acre plot within the private road known as Page's Croft. The house is set back just over 14 metres from the road, with a nearly 6 metre deep driveway located at the front of the property. To the rear, the property benefits from a substantial north-west facing garden extending close to 50 meters from the rear of the house. A detached one and a half storey garage outbuilding is located to the front of the site adjacent to the driveway.

The site is not located within a Conservation Area, the Green Belt, a Conservation Area or Area of Outstanding Natural Beauty, and it falls within Flood Zone 1, indicating a low risk of flooding.

The existing dwelling is finished with brickwork at ground floor level and hanging tiles at first floor level, complemented by white uPVC windows and a plain clay tiled roof.

Accompanying documents include an Ecological Survey Report by Urban Tree Experts and Arboricultural Survey Report by LandArb Solutions.



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01. View of the front elevation of the house.

02. View of the rear of the house.

2.0 Context

The most recent applications publicly available on Wokingham Council for this property include:

- B/10/60 *Erect 1 detached house and garage.* Approved March 1960.
- 020697 *Proposed first floor rear extension to dwelling and single storey rear extension to form conservatory.* Approved July 2002.
- 020803 *Proposed addition of pitched roof on existing garage and side extension.* Approved June 2002.
- 030939 *Proposed erection of single storey rear extension to dwelling to form conservatory.* Approved December 2003.

Properties along Page’s Croft are of similar size with many having been externally and altered from their original appearance.

Relevant Recent Planning Applications

- 3 Pages Croft 200495 *Householder application for the proposed erection of a single storey side extension, replacement porch canopy, part single part two storey side/rear extension following the demolition of existing side extension, plus internal alterations and changes to fenestration.* Approved March 2020.
- 5 Pages Croft 131112 *Proposed erection of a two storey rear extension, two storey front extension, alterations to existing conservatory, raising of roof and conversion of loft space to additional habitable accommodation with insertion of 5x rooflights in rear elevation. Conversion of existing garage to additional accommodation and erection of a new attached double garage with habitable room in roof space.* Approved March 2013.
- 9 Pages Croft 200735 *Householder application for the proposed single storey front extension, alteration to the existing porch to include access ramp, changes to fenestration, internal alterations and external alterations.* Approved May 2020.

Whinney Knowe is located within Flood Zone 1, as per Fig O5.

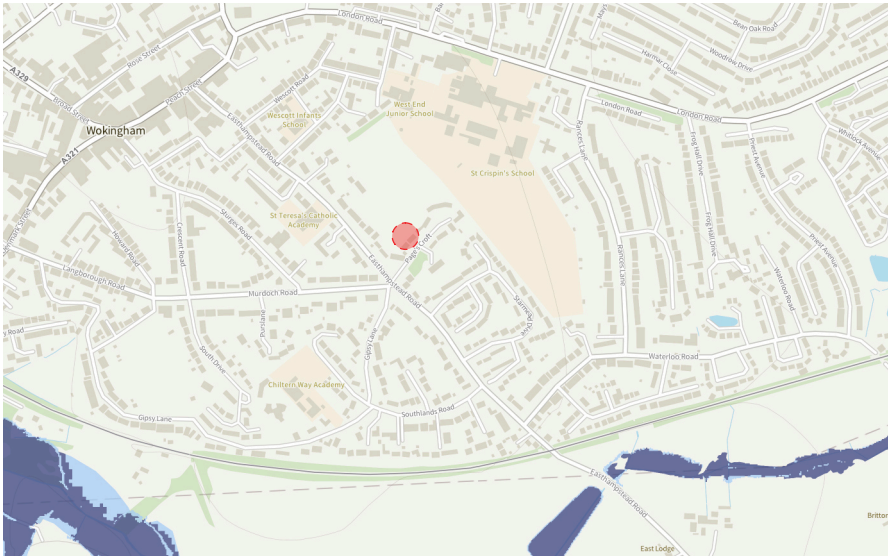
The proposals included within this application seek to enhance the external appearance of the dwelling through the use of complementary materials and improved detailing, adding character to create an overall improved appearance.



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- 03. Aerial map.
- 04. Location plan.
- 05. Flood risk map.

3.0 Proposal

The clients are looking to refurbish and upgrade this property as a high quality long term home. This Householder application proposes a series of carefully considered interventions to improve the functionality, appearance and quality of the dwelling while respecting the existing character of the house and its surroundings.

A modest front extension is proposed to the south-east of the property to improve the usability of this internal space without compromising the existing appearance of this elevation. In addition to this, the existing enclosed front porch is to be replaced with an open canopy, creating a lighter and more welcoming entrance appearance.

The existing rear extension will be enlarged at ground floor level to improve the current kitchen layout and allow for the dining area to be incorporated in an open plan configuration, substantially improving the living arrangement of the current layout where these existing spaces are disconnected from each other.

The existing conservatory, located adjacent to this extension, will be demolished and replaced with a ground floor and part first floor rear extension. This will create a more generous living area at ground floor level and a new ensuite bedroom at first floor level, significantly enhancing the overall accommodation.

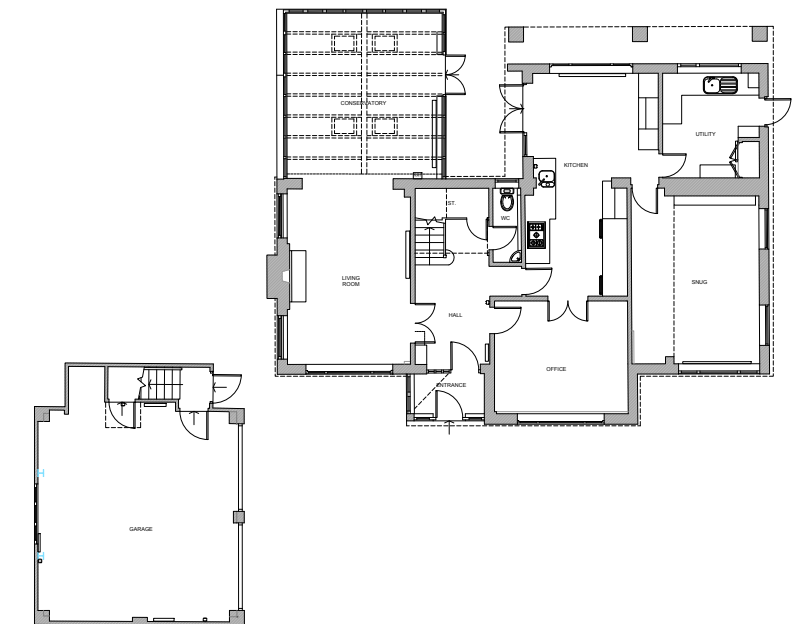
The existing asymmetrical pitched roof arrangement to the rear is visually dominant and offers limited internal benefit. It is therefore proposed to reconfigure this roof to form a more balanced and symmetrical gable, resulting in a more harmonious and coherent rear elevation. The new first floor extension follows the same design principle as the existing gable, but on a smaller scale, to create a balanced composition across the elevation. Within the inset between the two gables, a full height dormer window is proposed with a rooflight above, which will significantly increase natural light into the landing and hallway below.

A sedum roof is proposed to the single-storey portions of the extension, contributing to both visual quality and biodiversity. Multiple new rooflights are also proposed to bring daylight into the depth of the house, improving internal natural light levels within the space.

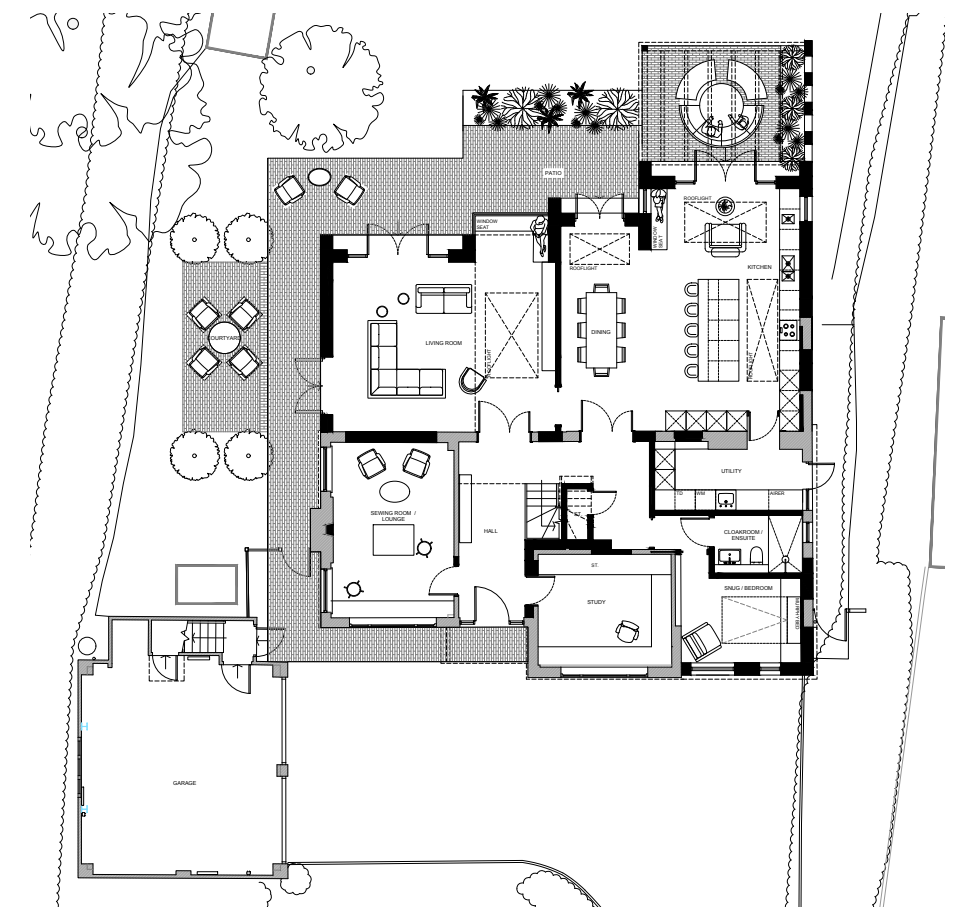
Replacement external windows and doors are proposed throughout, using high-quality UPVC frames to the existing and high quality aluminium frames to the new ground floor extensions, providing a contemporary yet sympathetic appearance. Replacement roof tiles are also proposed to ensure a cohesive finish and to better integrate the new works with the existing dwelling.

The property benefits from a generous rear garden to the north-west with attractive views. The proposed design seeks to maximise these qualities by improving the internal layout and enhancing the relationship between the house and the garden, creating a more enjoyable, functional living environment.

The existing garage outbuilding to the front of the property is proposed to be finished using matching materials and detailing to ensure a cohesive relationship and to better align with the main house.



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06. Existing Ground Floor Plan
07. Proposed Ground Floor Plan

4.0 Planning Policy

Key policies issues:

- Principle of Development
- Impact on neighbours
- Impact on trees
- Impact on ecology
- Highways

Principle of Development

Whinney Knowe occupies a generous plot that offers clear potential for enhanced accommodation through sensitive and well-considered design. The existing rear extension and conservatory make a limited contribution to the functionality and overall quality of the dwelling, presenting a clear opportunity for rationalisation and improvement.

This proposal has been designed sensitively with the more contemporary extensions discretely located to the rear, away from the public realm, thereby preserving the character of the street-scene and wider context.

Design/Character & Appearance

At the front of the property, only minor alterations are proposed with a modest single-storey projection to the south-east of the house. The front elevation is proposed to be updated in a traditional style with higher quality materials and detailing. The principal material palette will remain consistent with the existing finishes, comprising a combination of brickwork and hanging tiles to the external wall but with handmade tiles, specials and character details. The proposals also include replacement high quality windows, together with new hanging and roof tiles, which will contribute to an overall improved appearance within the streetscene.

In contrast to the more traditional frontage, the rear extension adopts a more contemporary architectural approach while using traditional, complementary materials to ensure the development remains sympathetic to the character of the original dwelling. A cream brickwork finish is proposed at ground floor level to provide a lighter and contemporary appearance, while rendered walls at first floor level introduce a softer and more subtle visual finish to the upper storey.

Impact on Neighbours

The proposed development will not result in any adverse impact on neighbouring properties in terms of overlooking, privacy or general amenity. Whilst the new first floor rear extension includes a pair of rear-facing

windows, the nearest neighbouring building visible from this elevation is located over 30 metres away from this point. This substantial separation distance ensures that there will be no overlooking or loss of privacy. The new proposed windows to the existing two-storey portion of the house will remain similar to the existing, resulting in no change to the relationship between the two properties. The new side-facing first floor window serves an en-suite bathroom and will be fitted with obscure glazing, preventing any direct overlooking and safeguarding the neighbouring amenity at No. 1 Pages Croft.

Impact on Trees

An Arboricultural report has been submitted alongside this application to ensure that the proposed construction does not impact the trees within the site, ensuring valuable trees are protected. The arboriculturalist has recommended that 1no. tree is removed to facilitate the rear extension and hard landscaping works, with 1no. replacement tree proposed within the garden to mitigate their removal.

Ecology

A Bat Report and Dusk/Dawn survey by Urban Tree Experts has been submitted alongside this application to ensure that any protected species are considered and protected as part of this application. Their report confirms that there is negligible potential for roosting bats at the property.

Highways

The proposal retains the existing driveway frontage, ensuring that the current provision of car parking spaces is maintained.



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08. Proposed South East (Front) Elevation
09. Proposed North West (Rear) Elevation
10. Location plan indicating relationship between Whinney Knowe and the neighbours.

5.0 Materials

The proposed materials have been selected to respond positively to and enhance the existing site context. Areas visible from the street will remain traditional and conservative in character, referencing the current material palette but using higher quality materials. High-quality UPVC windows and doors are proposed throughout the existing dwelling, with high-quality aluminium frames introduced to the new ground floor extensions. Together, these replacements will provide a more refined and contemporary appearance, significantly enhancing the quality and visual coherence of the existing UPVC glazing. To the rear of the property, a softer tonal approach is taken with an off-white render at first floor level being subservient to the brick detailing at ground floor level in an off-white brickwork.

6.0 Trees & Landscape

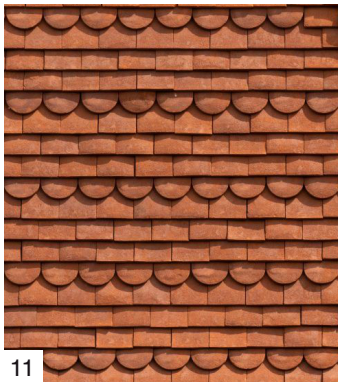
Early involvement from LandArb Solutions was sought from the beginning of the design process in order to avoid impacting valuable trees on the site. Following the arboricultural survey, it was concluded that 1no. tree will require removal in order to facilitate the rear extension construction works. 1no. replacement tree is proposed to mitigate the removal of the tree to the rear. Please refer to LandArb Solutions’ tree survey report provided with this planning application.

7.0 Summary

Careful consideration has been made during the design development of this scheme to provide a high quality proposal for enlarged and new extensions, exterior upgrades and new entrance porch so that these are complementary to the site and neighbouring properties, and subservient to the original house.

Local policy has been reviewed to result in a comprehensive strategy to form a proposal within these guidelines as a sustainable and well-designed scheme.

The owners and the project team are looking to pro-actively engage with the Council to ensure an open discussion throughout the process of this application.



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- 11. Club hanging tiles
- 12. Off-white brickwork
- 13. Off-white render finish
- 14. Flat rooflight on sedum roof
- 15. Slim-frame aluminium doors