

Planning Department
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

25th July 2025

Dear Sir/Madam,

Planning Application for a Two-Storey Rear Extension and Single-Storey Front Porch
8 Owl Close, Wokingham, RG41 3HY

On behalf of the applicant, Ms M. Cheong, please find enclosed the planning application for a two-storey rear extension and a single-storey front porch at the above address. The submission includes the location plan, block plan, site plans, existing and proposed floor plans, and elevations.

Proposals & Existing Property

The property is a modest 2-bedroom mid-terrace house, believed to have been built in the 1980s, with a total internal area of just 51.75 m². This is significantly below the Nationally Described Space Standard (NDSS) for a 2b4p dwelling (79 m²), and only marginally above the minimum requirement for a 1b2p unit. In addition, the existing storage provision is just 1.28 m², falling well short of the 2 m² benchmark for a 2b4p dwelling.

Importantly, Bedroom 1 (the room to be extended) is currently just 9.2 m² and 2.46 m wide, which fails to meet the NDSS minimum for a double bedroom (11.5 m² and 2.75 m wide). In its current form, the room is practically difficult to furnish with a double bed, wardrobe, and circulation space, reducing the home's suitability for modern family living. The proposed extension will address these shortcomings, transforming the dwelling into a more practical and functional family home while remaining proportionate to its context.

Previous Planning History

- **8 Owl Close:** No previous planning applications have been found.
- **9 Owl Close:** No previous planning applications have been found.
- **7 Owl Close (RG41 3HY):**
Description: Proposed first floor side/rear extension to dwelling and new chimney (amendment to consent F/2002/6374, retrospective).
Date Received: 15 December 2003.
Date Valid: 13 January 2004.
Decision Type: Approved.

This establishes that similar extensions have previously been considered acceptable within Owl Close, reinforcing the appropriateness of this proposal.

Careful Design to Avoid Neighbour Impact

Particular attention has been paid to the design and scale of the first-floor element to ensure no adverse impact on neighbouring properties, specifically in terms of light, outlook, or privacy. The two-storey rear extension has been designed within acceptable 45-degree sight lines and avoids any overshadowing of adjacent habitable rooms. Window placement has also been carefully considered to prevent overlooking.

Materials and Appearance

The proposed materials have been carefully selected to complement the existing dwelling. The extension will be constructed in brick to match the existing house, with roof tiles also matching the existing. To the ground floor rear, anthracite-coloured aluminium bifolding doors are proposed, and at first floor level, new windows will match the style and finish of the existing to ensure a cohesive appearance. The front porch will also be constructed using materials to match the existing house, ensuring it blends seamlessly into the established streetscene.

Summary of Proposals

- A two-storey rear extension, extending the kitchen/dining area on the ground floor and improving Bedroom 1 to meet NDSS dimensions.
- Addition of a ground floor W.C. and shower room, providing improved accessibility and meeting the future needs of occupants.
- A single-storey front porch to provide a sheltered entrance and much-needed storage for coats, shoes, and utility functions.
- Matching external materials (brick, roof tiles, fenestration) to ensure the proposals integrate seamlessly with the existing terrace.

We believe the proposals represent a well-balanced and proportionate improvement to the property, addressing current shortfalls in living space while respecting the character and amenities of neighbouring properties.

We trust the enclosed documents provide sufficient detail for assessment. Should you require any further information or clarifications, please do not hesitate to contact me.

Yours faithfully,

Sam Francis
on behalf of Ms. M Cheong