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10th July 2025

Planning Department

Wokingham Borough Council
Civic Offices, Shute End
Wokingham, Berkshire
RG40 1BN

Re: Householder Planning Application – Replacement of Conservatory with Single Storey Rear Extension, First Floor Balcony, and Rear Dormer Adjustments

Site Address: [Insert Site Address Here]

Dear Sir/Madam,

We are submitting this application on behalf of our client for the proposed replacement of an existing conservatory with a new single-storey rear extension, the addition of a first-floor balcony, and modifications to the existing rear dormers.

The design proposes the demolition of the current conservatory and construction of a single-storey rear extension, built in matching brickwork to the existing property. Above the extension, we propose a first-floor balcony, providing direct access and uninterrupted enjoyment of the extensive rear views. There are no immediate neighbouring properties or visual intrusion from the balcony area.

At first floor level, the three existing rear dormers are to remain in situ; however, two dormer windows will be replaced with doors to allow access to the new balcony. Additionally, an infill section is proposed between the dormers to improve both the internal layout and usable floor area within the rear bedrooms. These dormer infills will have flat roofs and will be finished in matching roof tiles and materials to maintain the aesthetic and character of the existing dwelling.

The intention of the dormer alterations is to maximise the internal bedroom space by eliminating sloped ceiling interruptions, providing a more functional and comfortable layout for the occupants. The overall design has been carefully considered to remain sympathetic to the existing building, its materials, and the surrounding environment, which offers open rear views with no direct overlooking to or from neighbouring properties.

We trust that the proposed works will be viewed as a thoughtful and appropriate enhancement to the property. Should you require any further information or clarification, please do not hesitate to contact us at Arcadia-Designs Group.





















