



LEE NORRIS DESIGN LIMITED
Architectural Design Services

Lee Norris Design Limited
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PLANNING STATEMENT

Proposed Erection of Part Single, Part Two storey, Front, side and Rear Elevations including raising of ridge height by virtue of adding addition habitable floors above existing bungalow and raising ridge height and the erection of a detached outbuilding at:

Faringdon

Tintagel Road

Finchampstead

Wokingham

RG40 3JJ





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1. Introduction:

The following planning statement has been prepared in support of a householder planning application for a substantial part single storey, part two storey front, side and rear extensions to the existing residential bungalow at the above address and the erection of a single storey detached outbuilding. To facilitate the proposed extensions the existing detached garage and conservatory structures will be demolished.

The Statement sets out the details of the proposal within the context of planning policies set down by Wokingham Borough Council. The proposal has been prepared based on the guidelines set out in the National Planning Policy Framework (NPPF), National Planning Policy Guidelines (NPPG), Core Strategy, Managing Development Delivery Local Plan and The Borough Design Guide and Village Design Statements which are considered relevant to this proposal.

The statement aims to provide the local authority with the relevant supporting information upon which we have based our proposals. The process of survey, analysis, synthesis and design aims to create an integrated approach to the proposal.

2. Application Site & Surrounding Area:

Faringdon is a single storey bungalow which has previously been extended including a conservatory to the rear and there is also a detached garage building to the left hand side of the property.

The property sits to the front of a large plot with a rear garden of approximately 27.5m in length beyond the rear wall. The plot frontage is approximately 17.5m in width. The plot size is consistent with neighbouring properties.

To the front and side of the existing property are a parking area formed in shingle leading to the existing detached garage building. A post and rail fence and hedge sit to the front of the plot and timber fencing sits between the plot and its neighbours.

The surrounding area, inclusive of the application site, is not in a designated conservation area, nor is it within an area classed as countryside land.

The existing property is residential in use and is in single occupation.

3. Context of Proposed Use:

The applicant wishes to extend the existing property to create a large detached dwelling in lieu of the existing modest bungalow. The applicant has no wish to demolish the existing property and instead intends to retain as much of the existing structure as possible. As such a good percentage of the existing walls and the whole of the floor structure will remain in place.



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4. Design:

The main design philosophy has been to create a dwelling which compliments and enhances the site and the area around it whilst providing the accommodation required by the applicant for its ongoing use. This philosophy is then balanced with its impact on its immediate neighbours and the wider area to ensure that it sits harmoniously within its surroundings. To enable this the applicant has actively engaged with the local authority by way of obtaining pre-application advice to ensure that the proposal meets with the requirements of the council's various departments and limits harm to neighbouring parties prior to making a formal planning submission.

The proposed extension has been designed in such a way to limit harm and respect the privacy of its neighbours.

Overall the proposal represents a comprehensive redevelopment which efficiently uses the site within a sustainable location providing residential accommodation the size and scale of which is not detrimental to the character of the area and maintains the standard form of street scene in this area.

Examples of similar scales of property can be found elsewhere on Tintagel Road including the neighbouring property immediately to the left hand side known as 'Heatherbelle' which was granted planning permission for a comparable scale of extension project in 2022 which also included an outbuilding.

5. Pre-Application Advice Response:

Pre-application advice was requested from Wokingham Borough Council and a response was received from Mr. James Fuller on 27th February 2025. During the validation of this pre-application advice request problems were encountered with validation which led to the proposal being taken as the erection of a new dwelling. It is reiterated that the proposal within this application does not include the demolition of the existing property but a substantial extension on all sides. The existing structure will be retained and extended with the floor area remaining in-situ and a large proportion of the external and main load-bearing internal walls remaining intact.

The feedback received was quite comprehensive and raised some points of clarification which have been acted upon within this statement and within the submitted drawings which accompany the planning application.

A summary of the advice received together with an explanation where necessary of how this has been responded to is provided in the following paragraphs:



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Character & Design

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The pre-application advice concluded that the proposal appeared within keeping of the context of the area given the number of similar properties which have been extended on Tintagel Road. Whilst it was noted that the modern design appearance marks a significant departure from the style of the existing bungalow it was concluded that this would not be harmful to the area itself due to the varied nature of the built form on Tintagel Road.

Siting & Scale-

The siting and scale of the property was deemed to be appropriate and acceptable as the areas of additional built form would not significantly encroach outside of the existing coalesce of development. It was also concluded that the proposed new ridge height would be considered acceptable as it is commensurate with prevailing building heights along Tintagel Road.

Loss of Light:-

The pre-application advice concluded that the property would not significantly extend beyond the rear of Torwood, which in combination with the notable separation distance between the two dwellings would sufficiently mitigate any potential overbearing or loss of light to the neighbouring site.

With regard to the effect on Heatherbelle, it was noted that the proposal complied with the 45 degree rule and that the section of extension which extends beyond the rear of the neighbouring property would be largely single storey, thus limiting any sense of enclosure experienced by the adjacent owners who themselves have extended significantly in the recent past.

Outbuilding:-

It was noted that the outbuilding is of limited size and would be located such that it would have negligible bearing on wider character. It was also noted that a number of neighbouring properties have similar outbuildings with this becoming part of the established pattern of development along Tintagel Road.

Overlooking:-

Overlooking was not deemed to be an issue. The rear facing fenestration would provide oblique views of the neighbouring properties rear gardens, however this would not result in direct overlooking. First floor side facing windows serve non-habitable rooms and thus raised no concerns.



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Overbearing:-

Over-bearing on neighbours was not deemed to be an issue due to separation distances between the properties.

Ecology:-

The pre-application advice confirmed that the ecology officer had been consulted and that the proposed extension works required a bat survey to be submitted which has been provided within the supporting documents of the application..

6. Site Access

The existing site access is to be re-used and this was deemed acceptable by the Highways department during their pre-application consultation.

7. Disabled Access

The proposed extension has been designed to comply with all current requirements for ambulant disabled bodies to access the site with or without a vehicle and the circulation spaces within the property will be better suited to the needs of an ambulant disabled individual.

8. Landscaping

The site is heavily landscaped and where possible the landscaping will remain in situ. To the rear of the property some landscaping will need to be removed to facilitate the rear extension however all landscaping will be retained where possible to limit the impact of the proposed works.

9. Appearance

The appearance of the dwelling will be of a more modern design appearance which marks a significant departure from the style of the existing bungalow but it was concluded within the pre-application advice that this would not be harmful to the area itself due to the varied nature of the built form on Tintagel Road.

Conclusion

We have engaged with the local authority to obtain pre-application advice and have discussed and addressed any concerns which were raised within the response that we received. Through the process of design we have, in conjunction with the LPA, actively looked to address any concerns either from the LPA or indeed from neighbours to ensure that any potential harmful effect of this proposal is minimised and/or negated.



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We feel that the proposal represents an efficient and sustainable use of the existing building which future proofs it's ongoing use and allows the applicant to continue to live in a home and an area which they feel a part of.

Whilst the existing structure is being comprehensively extended on all sides and upwards it is reiterated that the existing external envelope, internal walls and the floor structure itself is to remain in-situ and as such this is an extension project as opposed to a new-build as it was referred to during the pre-application stage. Planning guidance makes no definition of how much of the existing structure must remain for it to be classed as an extension (as opposed to new build) but it can be seen that a significant amount of the existing wall and floor structure is to remain in-situ and that there are relevant precedents within the immediate area for extensions of this scale.

We believe that the proposal causes no significant harm to neighbouring properties and/or the wider area.

Given all of the above we believe that the proposal should meet with the councils recommendation for approval.