

DESIGN STATEMENT

1 ORCHARD PLACE, RECTORY ROAD, WOKINGHAM,



FRONT VIEW

The Planning Fire Safety Statement relates to a detached bungalow in **Wokingham Borough Council RG40**. Specifically, the works comprise: **Erection of a crown roof dormer to the rear and pitch roof dormer to the front roof slope, following installation of one rooflight to the side roof slope.**

The subject property is neither listed nor located in any conservation area.

INTRODUCTION:

This Design Statement has been prepared in support of a householder planning application for roof alterations at **1 Orchard Place, Rectory Road, Wokingham**. The proposal involves the erection of a crown roof dormer to the rear roof slope and a pitched roof dormer to the front roof slope, following the installation of one rooflight to the side roof slope. The aim of the development is to provide additional residential accommodation within the existing roof space while ensuring that the character of the dwelling and surrounding area is preserved.

It is the intention that the proposal will improve the appearance of the property and will not disturb the streetscape.

SITE DESCRIPTION AND CONTEXT:

The application site comprises a detached dwelling located within an established residential area of Wokingham. Rectory Road is characterised by residential properties of varying architectural styles, predominantly two-storey dwellings with pitched roofs. Roof alterations, including dormers and rooflights, are evident within the surrounding area and form an accepted element of the local townscape.

The property occupies a corner plot and benefits from generous spacing between neighbouring dwellings. This spatial arrangement allows for modest roof alterations without resulting in an overbearing or intrusive form of development. The rear elevation of the property is not readily visible from public viewpoints, while the front elevation forms part of the established street scene along Rectory Road.



EXISTING SITE AND ITS SURROUNDINGS

PROPOSED DEVELOPMENT:

The proposal includes erection of a crown roof dormer to the rear roof slope and a pitched roof dormer to the front roof slope following installation of one rooflight to the side roof slope. No extension to the footprint of the dwelling is proposed, and no changes are required to site access, parking, or landscaping arrangements. The design of the proposed dormers has been guided by the principles of proportionality, subservience, and visual integration, in accordance with Wokingham Borough Council's design policies and guidance.

The rear crown roof dormer is designed to sit comfortably within the existing roof slope, with its width and height restricted to ensure that it remains subordinate to the main roof form. Its positioning on the rear elevation ensures minimal visibility from public areas and reduces its impact on the wider street scene.

The front pitched roof dormer has been designed to reflect the architectural characteristics of the host dwelling. The roof pitch, form, and proportions have been carefully considered to

ensure that the dormer appears as a coherent and balanced feature rather than a dominant addition. Its scale is modest in relation to the overall roof, ensuring that the original roof form remains visually legible. the side rooflight is modest in size and positioned to provide natural light to the internal space while maintaining a low visual profile.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA:

The proposal has been designed to respect and preserve the character and appearance of the host dwelling and the surrounding residential area. The scale, siting, and design of the dormers ensure that the development will not appear visually intrusive or out of keeping with neighbouring properties. The proposal is considered to accord with the prevailing pattern of development along Rectory Road.

IMPACT ON RESIDENTIAL AMENITY:

Due to the scale and positioning of the proposed development, there will be no unacceptable impact on the amenity of neighbouring occupiers. The proposal will not result in significant overlooking, loss of privacy, or loss of daylight. The rear dormer is located away from neighbouring habitable room windows, and the side rooflight does not introduce any harmful overlooking.

MATERIALS AND APPEARANCE:

All external materials will match or closely resemble those of the existing dwelling. Roof tiles will be selected to match the colour, texture, and profile of the existing roof coverings. Dormer cladding and window frames will be finished in materials and colours that complement the host building, ensuring a consistent and high-quality appearance.

ACCESS, PARKING, AND HIGHWAYS:

The proposed development does not affect existing access arrangements or parking provision. There will be no impact on highway safety.

PLANNING POLICY CONSIDERATIONS:

The proposal has been assessed against relevant national and local planning policies, including the National Planning Policy Framework and Wokingham Borough Council Local Plan policies relating to design quality and residential amenity. The development is considered to comply with these policies by delivering a high-quality, sympathetic design that respects the character of the dwelling and its surroundings.

CONCLUSION:

The proposed roof alterations at 1 Orchard Place represent a well-considered and sympathetic form of development. The design respects the character of the host dwelling, preserves the appearance of the street scene, and safeguards neighbouring residential amenity. The proposal therefore accords with relevant planning policies and is considered acceptable in planning terms.

Due to the above, we would ask the Council to look favorably on this application.