

WARREN LODGE

DESIGN + ACCESS STATEMENT



February 2024

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01

INTRODUCTION

BRIEF

This document has been prepared by Studio Hak on behalf of the applicant in support of the planning application submitted for Warren Lodge. It should be read in conjunction with the existing and proposed plans, as well as the additional reports prepared for the application.

The application proposes the construction of a front canopy roof following demolition of the existing porch and construction of a single storey side/rear extension including external bin store, alongside changes to external materiality, fenestration and associated landscaping. The proposed works will aim to improve the internal layout of the home, to make it more usable for a family, as well as to improve its connection with the large garden within which it sits. The works will also address issues of privacy and overshadowing by large trees, which currently impact upon the homeowners enjoyment of the house.

This document will explore the local and planning context, explain the existing house and present the proposed design, with reference to relevant planning policy, access requirements and neighbourly consultation. The applicant has previously sought pre-application advice, which this document will also refer to.



02

SITE CONTEXT

LOCAL + PLANNING CONTEXT

Warren Lodge is a detached two storey home set within a large garden. Within the site boundary there is also a single storey garage. The house was built in 2002 as part of a larger housing development, consisting of one other detached property and 22 flats arranged around a cul-de-sac, Squirrel Walk. The other properties are similar in style and materiality but are not paired with the application property.

To the north of the site is a petrol station which faces onto the busy Reading Road. To the east of the site is a gym with a large car park, which overlooks this elevation of the house. The southern boundary fronts directly onto Squirrel Walk. There is no pavement between the road and the house, only a thin strip of grass. The western boundary looks out over the garden and towards the boundary shared with 175 Old Woollahill Lane.

The house is unconventional in its orientation; the front of the house is on the eastern elevation, not the southern elevation fronting Squirrel Walk. This means that the rear elevation can be seen very clearly from Squirrel Walk. The other detached property of Squirrel Walk, situated opposite the application property, is very similar in style, scale and massing, but is oriented to face onto the road. This means that it does not read as one of a pair of matching properties with Warren Lodge.

The property is not located within a conservation area and is not listed. It is not within the Green Belt and there are no TPOs on any of the trees within the site boundary.

The site is partially located within an area considered suitable for bat roosts. No work is therefore proposed to the roof.



02

SITE CONTEXT

LOCAL STYLE + PROPERTY VARIATION

Squirrel Walk sits within a wider residential area to the south of Reading Road. Although most of the properties can be dated back to the 20th Century, there is significant variation in the style and scale of the houses. Nonetheless, the houses read as a cohesive set. The most apparent link between the houses is

a shared palette of simple materials, including red brick, tiled roofs and façades, timber cladding and render. The following photos highlight a selection of properties, predominantly on Old Woosehill Lane, which contribute to the character of the wider residential development.



Neighbouring properties on Old Woosehill Lane

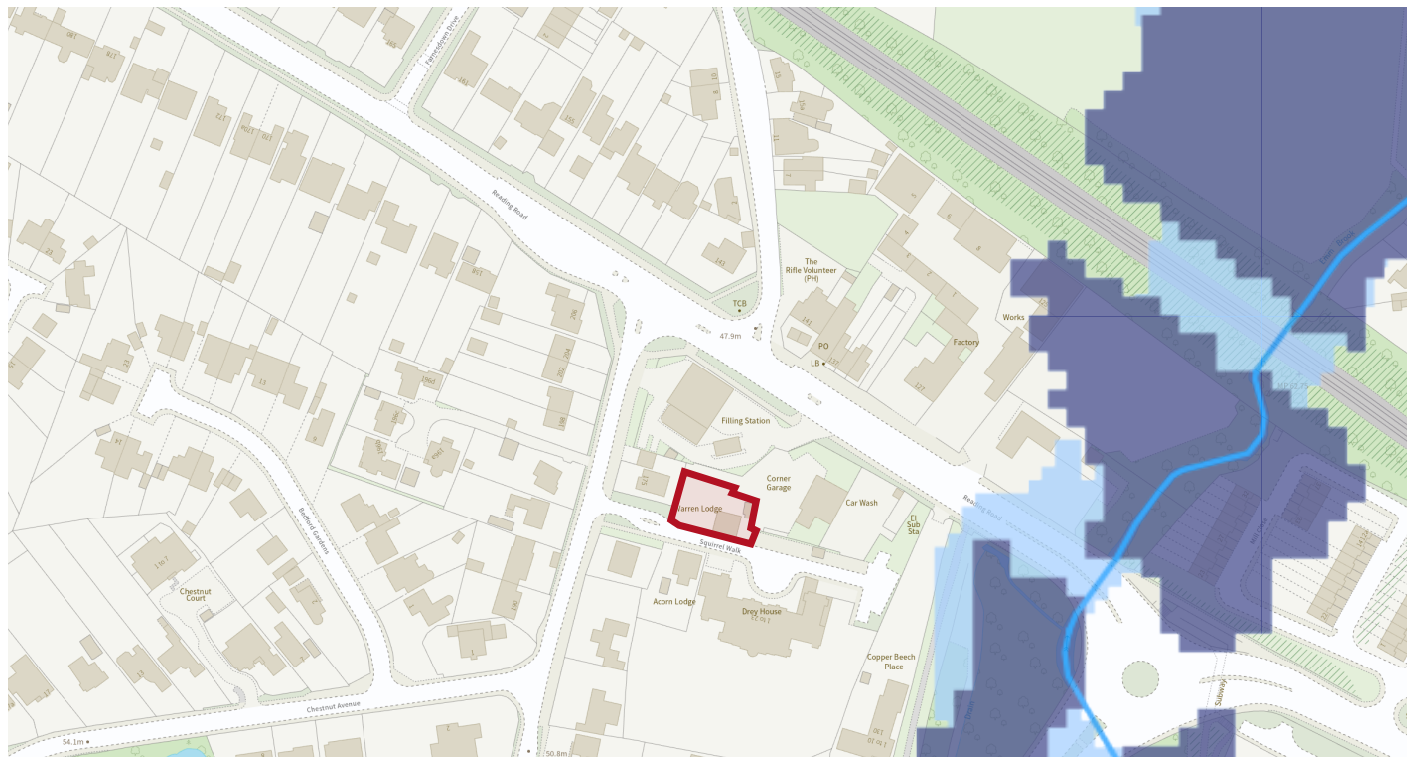
Neighbouring properties on Squirrel Walk

02

SITE CONTEXT FLOOD RISK ASSESSMENT

The site is located within Flood Risk Zone 1, an area which is at a low probability of flooding.

A flood risk assessment is therefore not required in support of this application.



SCALE: Not to scale

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

03

WARREN LODGE

PLANNING HISTORY

F/2000/1773 (001724):

Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings car parking, bin stores and new access.

In 2002, permission was granted by Wokingham Council for the demolition of 173 Old Woosehill Road and 136 Reading Road and the construction of two detached houses (referred to as “villa dwellings”) and a block of 22 flats. Warren Lodge was one of the two detached houses. These works also created Squirrel Walk, a cul-de-sac branching off of Old Woosehill Lane.

The decision notice contains 23 conditions, of which, only the following apply to the future development of Warren Lodge.

Condition 8: The first floor en-suite windows in both side elevations of the two villa dwellings hereby permitted shall not at any time be glazed other than with obscured glass. They shall be fixed shut, and be permanently so retained thereafter.

Reason 8: To safeguard the residential amenities of the occupiers of neighbouring properties.

It is assumed that the “windows in both side elevations” refers to the circular windows in the northern and southern elevations, because the existing en suite windows on the rear (western) elevation are not obscured.

Condition 7 of the decision notice states:

Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or

any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor or above in the west elevation of the villa dwelling located to the rear of 171 Old Woosehill Lane hereby permitted except for any which may be shown on the approved drawings).

It has been assumed that this condition relates to Acorn Lodge, because it refers to “the villa dwelling located to the rear of 171 Old Woosehill Lane”. Warren Lodge is located to the rear of 175 Old Woosehill Lane, and there is no mention of a restriction applied to this property.

There is no mention within the decision notice of the suspension of any future Permitted Development Rights on the application site.

03

WARREN LODGE

PLANNING HISTORY (CONT.)

PRE-PLANNING APPLICATION ADVICE (243321):

Pre-application advice for the proposed erection of a front canopy roof following demolition of the existing porch, erection of a single storey side/rear extension, a bin store and a detached outbuilding, plus changes to fenestration and associated landscaping.

In December 2024, the proposed scheme was submitted for pre-planning application advice. This was done in order to establish the council's initial thoughts on the principle of the project as well as to understand what additional reports may be required.

The following sections are from the PAC response letter. Each section has been addressed in this Design and Access Statement.

Principle, Character & Design and Neighbour Impact:

These sections have been addressed in Section 4 - Proposed Design and in Section 5 - Planning Statement.

Highways:

The PAC response letter raised concerns in regard to parking provision. These concerns have been addressed in Section 4 - Proposed Development - Parking Provision Statement.

Trees:

The PAC response letter raised concerns in regard to the trees that will need to be removed as part of the works. These concerns have been addressed in Section 4 - Proposed Development - Landscape + Arboricultural Statement, as well as in the Arboricultural Impact Assessment submitted alongside this application.

Ecology:

The PAC response letter highlighted that the site is in an area considered suitable for bat roosts and that, if work is proposed to the main roof, a bat report will be required. No works are proposed to the main roof of the existing house or garage.

In summary, the PAC response was generally positive, particularly in regard to the rear extension and the replacement of the front porch.

"...the project accords with national and local policy and therefore is likely to be acceptable, subject to acceptable details of the proposed materials..."

Note: Since submission of the pre-app, the garden room has been removed from the scheme. The applicants may choose to submit a separate application for this additional office space in the future.

03

WARREN LODGE

EXISTING LAYOUT

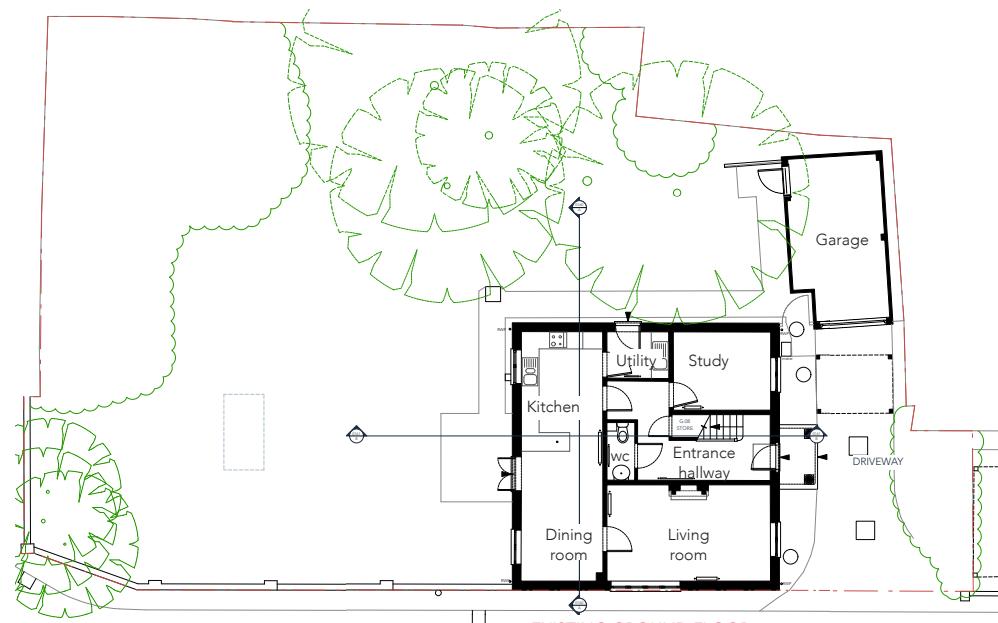
The existing house at Warren Lodge is laid out over three floors.

The front door, accessed at ground floor via an external porch, leads into the hallway. This space has no natural light and is an awkward shape. The WC is accessed from the hallway, as is the study at the front of the house and the open plan kitchen and dining room space at the rear. This space overlooks the garden through a set of three windows and doors. The utility room, which has direct access to the northern part of the garden, can be accessed from the kitchen and the living room can be accessed from the dining room. Full length windows on the southern elevation of the living room face directly onto Squirrel Walk, making this room feel overlooked.

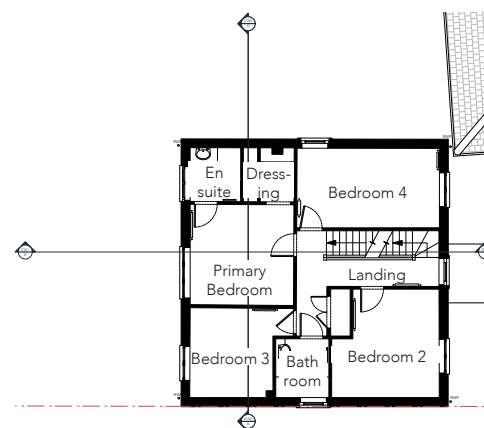
At first floor, there are four double bedrooms, including the primary bedroom. All of the bedrooms are compromised due to awkward location of doors and windows, or by their shape and size. There are two bathrooms - a small shower room which is en suite to the primary bedroom and a small family bathroom. All of the windows on the east and west elevations at first floor are full height, contributing to a feeling of being overlooked.

At second floor, there is an additional bedroom, which is well lit by a well positioned roof-light, an en suite shower room and plenty of storage.

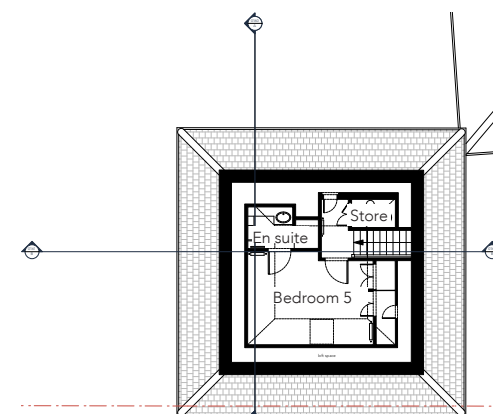
The house is located within a large plot, with a generous, mature garden. There is also a small garage at the front of the property, which is currently used for storage.



EXISTING GROUND FLOOR
(Not to scale)



EXISTING FIRST FLOOR
(Not to scale)



EXISTING LOFT
(Not to scale)

03

WARREN LODGE

EXISTING SCALE + MASSING

Warren Lodge is a two storey detached property, with a single storey garage to the east. Both buildings have simple rectangular footprints with pitched roofs.

Both buildings sit comfortably within a large plot of land and in relation to their neighbours, most of which are also two storey detached or semi detached properties with pitched roofs.

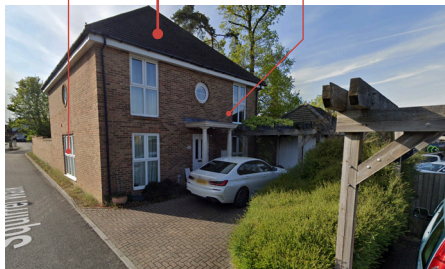
The existing front porch is incongruous. It employs a neo-classical style, featuring decorated columns and a flat roof pedestal. This porch is mirrored at Acorn Lodge, but in a different orientation. It

relates to no other buildings or styles in the local context.

Unusually, the front elevation does not face onto the road, but is located on the eastern elevation. Subsequently, the rear garden shares a boundary with Squirrel Walk. This is defined by a high brick wall.

Furthermore, the house is positioned directly on Squirrel Walk, with no pavement or planting as a buffer between the street and the property.

side elev. **Warren Lodge** front elev.



Acorn Lodge



Warren Lodge



Drey House
(notably different massing)



high garden wall

Warren Lodge



Warren Lodge side elevation
directly onto road



front elevation **Acorn Lodge**



Acorn Lodge

03

WARREN LODGE

EXISTING FENESTRATION + MATERIALITY

The existing house and garage are constructed from modern red brick and concrete roof tiles. The windows and external doors are UPVC, including the garage door.

Due to its simple square footprint and uniform materials, the house has a somewhat monolithic appearance. There is little variation in form, as it lacks differing materials. Additionally, there are large expanses of brick that do not feature any interesting details.

The windows on the front (east) elevation are well-proportioned and consistent. However, the first-floor bedrooms feel overlooked by the neighbouring gym, partly because they are full height.

This issue also affects the ground floor windows on the southern elevation and the first-floor windows on the rear (west) elevation, both of which feel exposed due to the house's orientation facing Squirrel Walk.

Additionally, the house features circular windows on three of its elevations. However, these windows are small and do not provide significant light.



04

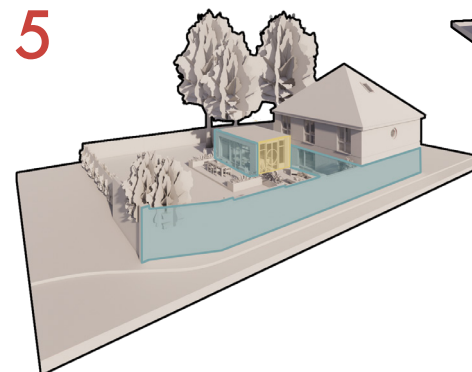
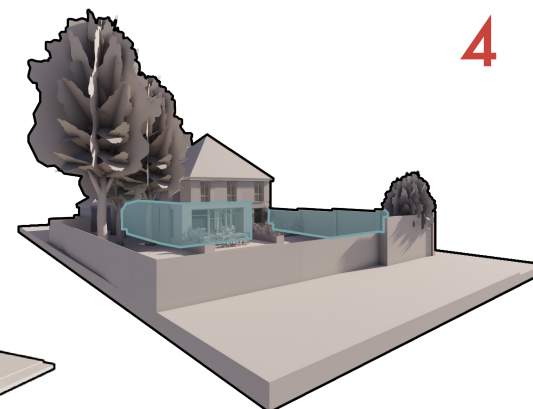
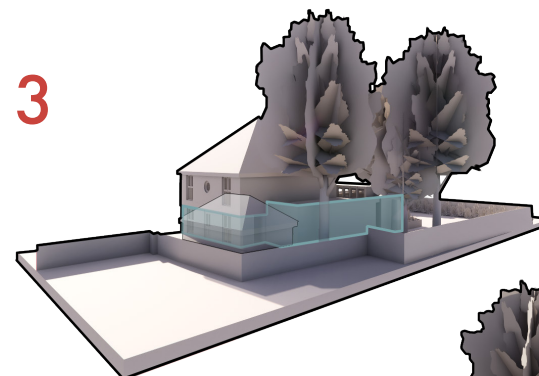
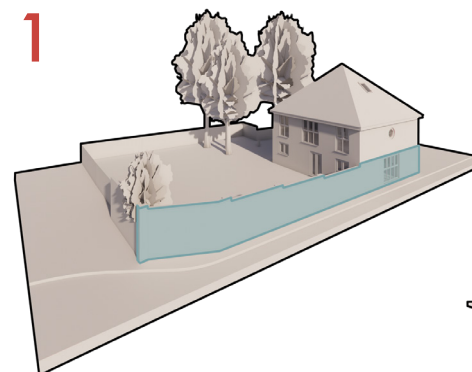
PROPOSED DEVELOPMENT 1

CONCEPT DESIGN

One of the most unique qualities of the existing house is its frontage onto Squirrel Walk. Whereas most properties face the front entrance onto the street, Warren Lodge is accessed from the side. Instead, the street frontage is defined by a garden wall and the greenery of the large garden visible behind it. The extension will be more visible to the street than most extensions and this should be considered in its design.

The concept for the extension, therefore, is based on the idea of a garden wall and what glimpses of the garden can be seen past it.

The proposed extension will wrap around the side and rear of the existing house, set back from the garden wall, to minimise its impact on the street-scape. Designed in a distinctly different material from the existing house, the top of the extension will "peak out" from behind the garden wall.



04

PROPOSED DEVELOPMENT

PROPOSED LAYOUT

A new porch is proposed above the front door on the eastern elevation. The porch will run full length along this elevation and offers a raised pedestrian access route, separate from the vehicular entrance. It also adds privacy to the ground floor rooms, somewhat overlooked by the neighbouring gym and car parking on Squirrel Walk. As existing, the porch leads into an entrance hallway. Side lights next to the front door allow natural light into this previously dark space. Additionally, glass double doors leading through to the new dining room space allow light in from the western elevation.

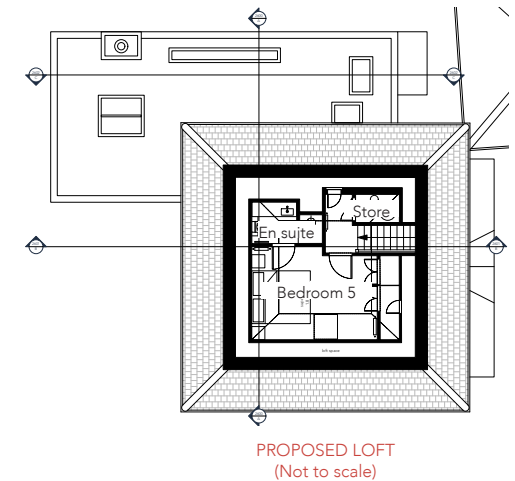
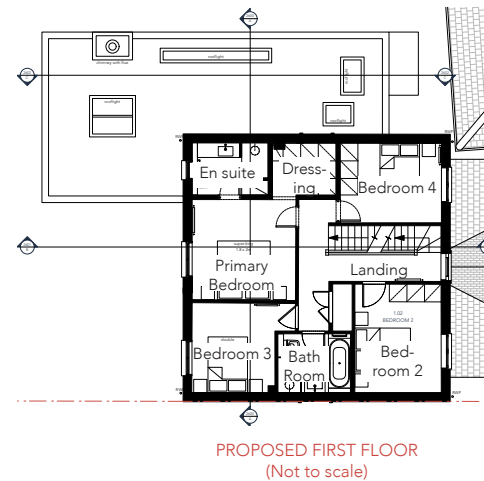
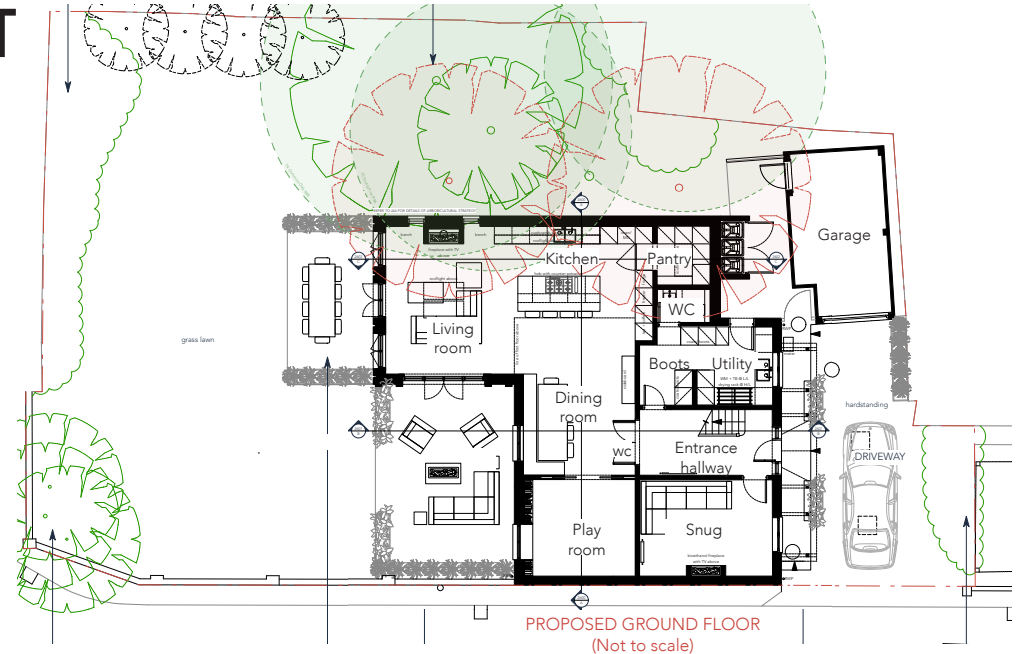
The snug (previously the living room) is now accessed from the entrance hallway. The existing windows on the southern elevation have been blocked up to increase privacy.

On the opposite side of the hallway is access into the back-of-house spaces, including the boot room, utility room and WC, housed partially within the new side extension.

At the rear of the house is the new extension with an open plan kitchen, dining and living room space, as well as a new playroom. These spaces overlook the garden in three directions, making the most of the house's siting within a generous plot of land.

At first floor, all four double bedrooms are retained but some walls have been reconfigured to improve their functionality and increase the size of the bathrooms. The windows on the north and south elevations have been blocked up and the windows on the east and west elevations have been made half height to improve privacy.

No changes, other than refurbishment, are proposed at second floor.



04

PROPOSED DEVELOPMENT

PROPOSED SCALE + MASSING

The existing porch sits uncomfortably with the style of the rest of the house and with the styles of its neighbours. The proposed porch has been designed to be more sympathetic to the scale and style of the existing house, whilst providing additional privacy and a separate pedestrian access route.



The proposed extension has been designed to sit discreetly behind the garden wall facing onto Squirrel Walk, minimizing its impact on the street scene. It will be set back from the boundary with Squirrel Walk and will be a single storey structure, approximately 3 meters in height. The extension wraps around the north (side) and west (rear) elevations, increasing the footprint of the house and enhancing its functionality while maintaining minimal impact on neighbours.

A flat roof is proposed to resemble the garden wall, maintaining consistency with the original design concept. This design choice also helps keep the overall height to a minimum and prevents any interference with the first-floor windows.

By setting the extension back from the boundary wall, an additional south-facing facade is created, allowing more natural light into the property and establishing a nested courtyard space bounded by the garden wall, the existing house's rear (west) elevation, and the new extension.

The extension will sit within 3-6m (varies) of the northern boundary, but it is important to note that the neighbours on this boundary are not residential. The rear wall of the extension is approximately 11m from the boundary with 175 Old Woollah Lane and approximately 16m from the rear wall of the house, so any impact upon them will be minimal.



04

PROPOSED DEVELOPMENT

PROPOSED FENESTRATION + MATERIALITY

The proposed scheme looks to change all of the windows on the house.

New half-height windows are proposed at first and ground floor levels on both the front (eastern) and rear (western) elevations, to better align with the internal layout and reduce issues of privacy and over-looking. On the southern elevation, which faces onto Squirrel Walk, the ground and first floor windows are to be blocked up to increase privacy for the occupants. Additionally, the circular window at first floor on the northern elevation is also to be blocked up to better suit the internal layout.

Where windows have been in-filled, existing bricks from the demolition and construction works, will be re-used. This approach will help to minimize the appearance of patchwork in the in-filled sections and ensures a cohesive look with the existing brickwork. Careful consideration will also be given to the colour and type of mortar used.

The materials proposed for the existing house and the new extensions have been chosen with regard to the existing palette of materials used on Squirrel Walk and Old Woollahill Lane, to ensure that the property remains in harmony with its surroundings.

The new extension will be faced in a light coloured render, so as to appear distinctly different from the existing house, whilst remaining consistent with the local material palette. Attention will be given to fine details, such as incorporating courses of creasing tiles to reference the existing garden wall, in order to create visual interest across the facade. The simple rendered image opposite

illustrates the design intent for the extension.

Minimal changes are proposed to the materiality of the existing building. A rendered "skirt" is proposed on the rear elevation at ground floor level to help de-demarcate the external courtyard and create a datum which lines through with the extension.

The new front porch will be constructed in timber, brickwork and tiles to match the roof of the main house.



04

PROPOSED DEVELOPMENT

INTERIOR DESIGN

The following images give a sense of the proposed internal spaces.

Although this is not a planning consideration, they have been included to give a sense of the overall design and highlight the high quality of space and light that is intended for the project.



04

PROPOSED DEVELOPMENT LANDSCAPE + ARBORICULTURAL STATEMENT

As noted in the Pre-Application Consultation Response letter:

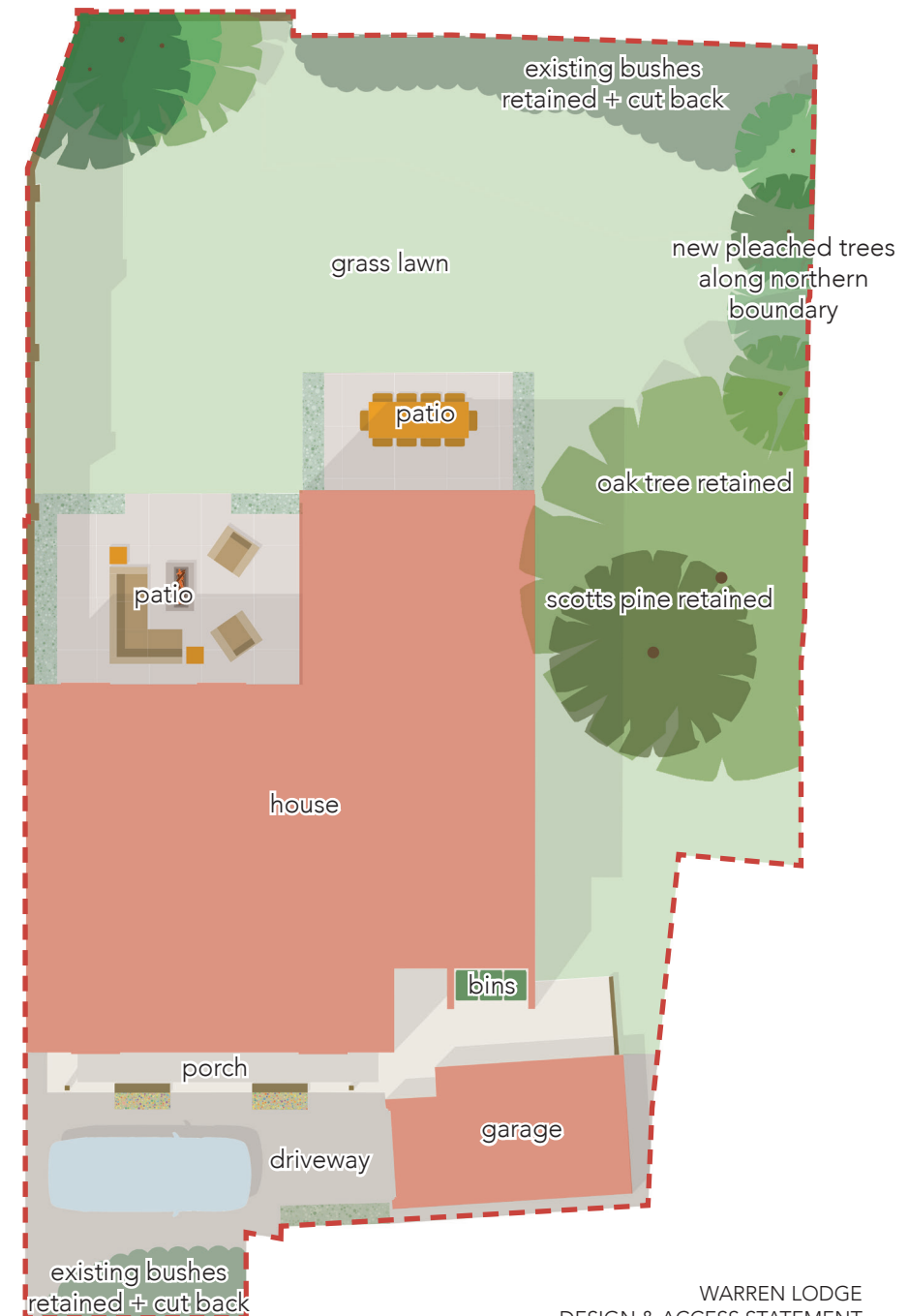
"Of the 5 trees which offer views from the Green Route in the northern garden part of the site, it appears that 3 are to go... As a result, the green infrastructure in the area would appear denuded, contrary to policies such as CP3, CC03 and TB21. A full application would have to show that any lost green infrastructure could be replaced so that overall amenity is not lost."

The proposed works will require the removal of two trees (not three as referenced above). An Arboricultural Impact Assessment (AIA) has been submitted as part of the planning application.

The landscaping plan opposite shows proposed replacement planting. This scheme has been developed in conjunction with the Arboricultural consultant to ensure that the proposed green infrastructure is sufficient.

The plan also describes the proposed landscaping for the front garden, which was highlighted in the PAC response.

The structural approach described in the AIA to reduce the impact on the RPA's of the retained trees will be employed with the assistance of a structural engineer. Further details of this can be provided if required.



04

PROPOSED DEVELOPMENT

PARKING STATEMENT

The following extract is from the Highways Officer's response to the Pre-Planning Application.

Note that the response refers to the garden room which has not been included in this planning application, and subsequently, the number of habitable rooms is 10, not 11.

"The applicant will propose to increase the numbers of habitable rooms from 9 to 11, including the erection a new outbuilding as garden room. The existing garage and driveway will be retained. However, as the WBC minimum sizes of a single garage for parking are 6m x 3m, the garage does not fully meet the council's requirement for car parking, it does not count as a parking space.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed 5.4m x 5.5m driveway will only be sufficient to accommodate two driveway parking spaces by utilising the existing dropped crossing, which will not fully meet the parking requirements. The applicant will be expected to provide a parking plan with three parking spaces in the formal submission.

The applicant may wish to consider part demolition of the garage, which will increase the driveway length to a minimum of 10m for the third parking space. The garage of reduced dimensions will remain suitable for cycle storage."

The policy to which the response refers notes, in Section 1.12 of Appendix 2, that:

"The table below provides allocations for houses in new developments..."

The proposed scheme is an extension of an existing development, not a new development. The existing scheme does not meet the requirements of the policy and it may, therefore, be acceptable that the proposed scheme does not meet these requirements either.

The applicants currently use the garage for storage, including storage of cycles, and do not wish to demolish any part of it. They own a single car and the existing parking provision is currently sufficient. Although the proposed scheme will increase the number of habitable rooms, it will not increase the number of occupants. There are 5 double bedrooms as existing and this will remain the case. Therefore, if the current parking provision is acceptable to the applicants, then it stands to reason that it should remain acceptable in spite of the proposed works.

With reference to visitor parking, the pre-app response notes that the driveway provides two parking spaces. Given that the applicants only have one car, this would allow for one visitor parking space. There is also unrestricted on-street parking within a close distance of the house which could be used by occasional visitors.

05

PLANNING STATEMENT

POLICY ASSESSMENT

This planning application has taken into consideration all national and local planning policy relevant to the proposals. For this application, the most relevant policy documents are the Core Strategy, the Managing Development Delivery Local Plan (MDD) and the Borough Design Guide (BDG) SPD. This section of the document highlights the relevant policies and describes how the proposed development responds to the legislation.

CORE STRATEGY

CP3 General Principles for development

Planning permission will be granted for proposals that:

- a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design...;
- b) Provide a functional, accessible, safe, secure and adaptable scheme;
- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;

The proposed scheme has been designed to sit comfortably within the proposed site. Its activity is as existing, and its mass, layout, height and materials have been developed in relation to the site's local context. The proposed space is safe and functional, and provides opportunities for adaptation for wheelchair users, if ever required. There will be no detrimental impact on ecological or heritage features. The site and existing buildings are not

heritage assets and no development is proposed that would impact upon fauna, including protected species. Removal of two trees is proposed, but these trees are not subject to TPOs, are of low quality and new planting is proposed in their place.

CP6 Managing Travel Demand

Planning permission will be granted for schemes that:

- a) Provide for sustainable forms of transport to allow choice;
- d) Provide appropriate vehicular parking, having regard to car ownership;

Space for cycle parking is provided in the existing garage. More information on the proposed vehicular parking can be found in Section 04 - Proposed Development - Parking Statement.

CP7 Biodiversity

Development:

B) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna... [will be resisted].

The proposed scheme will not cause harm to any habitats or species of principle importance, to veteran trees or to any important features of the landscape.

CP9 Scale and location of development proposals

The scale of development proposals in Wokingham borough must

05

PLANNING STATEMENT

POLICY ASSESSMENT (CONT.)

reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility.

The proposed scheme is a small scale extension to a single family house. The surrounding area is defined by detached homes of a similar scale to the application property and many of these neighbouring houses have been altered and extended. The proposed extension is in keeping with the scale of the neighbouring houses.

MANAGING DEVELOPMENT DELIVERY LOCAL PLAN (MDD)

CC03 Green Infrastructure, Trees and Landscaping

2. Development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals:

- a) Provide new or protect and enhance the Borough's Green Infrastructure networks, including the need to mitigate potential impacts of new development
- d) Protect and retain existing trees, hedges and other landscape features
- e) Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme.

3. Development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable.

The application proposes the removal of two mature trees. More information on this and the proposed landscaping, intended to mitigate impact upon the Reading Road Green Route, can be found in Section 04 - Proposed Development - Landscape + Arboricultural Statement.

BOROUGH DESIGN GUIDE (BDG) SPD

R1 Residential development should be designed to contribute positively towards the historic or underlying character and quality of the local area. This may be achieved through blending in with a strongly positive existing character, responding where relevant to the positive elements of its historic context or, where the site is large enough to allow for a distinctive identity to be created, by establishing a new character that relates well to the existing.

The design process for the proposed development began with detailed site analysis, which has included developing an understanding of the local character. Although the development of Squirrel Walk is modern, there is a notable character along Old Woollahill Lane which has been drawn upon, in terms of scale and massing as well as materiality.

R23

Alterations and extensions to buildings should:

- be well designed;
- respond positively to the original building;
- contribute positively to the local character; and
- relate well to neighbouring properties.

05

PLANNING STATEMENT

POLICY ASSESSMENT (CONT.)

Rear Extensions Guidance

The guidance notes that the primary consideration is the impact upon neighbours. A detailed response to this can be found in Section 06 - Consultation - Neighbours.

Rear extensions should not project more than 4m from the main rear wall where they are close to a side boundary.

Although the proposed scheme is slightly larger than the guidance suggests (4.8m) it is not located close to any boundaries. The external walls are between 3-6m from the northern boundary, 11m from the western boundary and 6.5m from the southern boundary.

The side walls of extensions must not contain windows... to minimise any potential impact upon the privacy of neighbours.

Although windows are proposed on the northern and southern elevations, either of the side elevations face onto residential neighbours.

The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

The proposed scheme meets this guidance.

Side Extensions Guidance

The primary considerations are impact upon neighbourhood and upon street scene and local character.

Because of the property's unique orientation, the side extension is positioned away from the street frontage, therefore having minimal impact upon the street scene. It cannot be seen from the north (Reading Road) because of the neighbouring petrol station.

The proposal complies with all of the guidance for Side Extensions.

Front Extension and Porch Guidance

Porches (ie not fully enclosed extensions) should generally project less than 2m forward of the building line.

The proposed single storey porch would run the length of the front elevation, projecting approximately 1.2m forward.

The overriding consideration in all cases will be the impact on the street scene and local character.

As noted in the PAC:

"The porch would remain open sided and would retain views through towards the rear of the site. It is noted that the existing porch design is replicated on the one other detached dwelling within Squirrel Walk. However, the position of the host dwelling within the plot results in the frontage of the property not being visible when entering the road and is afforded limited visual merit within the street scene. In addition, the porch to the flats towards the end of Squirrel Walk comprise a different design style in the form of an inset brick arch. Therefore, the changes to the principal elevation of the dwelling would not disrupt the prevailing rhythm of built form along the street scene and would not be detrimental to the existing character of the host dwelling or local area."

Garages and parking

More information on the proposed vehicular parking can be found in Section 04 - Proposed Development - Parking Statement.

06

CONSULTATION

NEIGHBOURS

As noted in the Pre-Application Consultation Response letter, *"Due to the significant separation distance from the neighbour to the east and there being no other neighbours to the north, there would be no overbearing or loss of light impacts generated by the proposal from the rear extension."*

Nonetheless, the applicants have informed their neighbours at Acorn Lodge, who are in favour of the development. Consultation with all 22 flats within Drey House is more challenging because there are so many occupants, but the applicants are happy to arrange for them to be notified if the council require it.

The only property likely to be affected by the proposal is 175 Old Woollah Lane. As noted in the Planning Statement and in the Pre-Application Consultation Response letter, the rear wall of the proposed rear extension would sit 16m from the rear wall of 175. Although this is below the minimum 22mm recommended in the BDG, any risk of overlooking is mitigated by the change in level between Warren Lodge and 175 Old Woollah Lane and by the planting along their shared boundary. Furthermore, any risk of overlooking has been reduced when compared with the existing property, as the first floor windows have reduced in size. There is no risk of overshadowing due to the orientation and proximity of the two properties.

The applicants will notify their neighbours at 175 Old Woollah Lane and will make efforts to alleviate any reasonable concerns.

171 Old Woollah Lane



Photograph of 171 and 175 Old Woollah Lane as seen from the rear garden of Warren Lodge.



Photograph of 175 Old Woollah Lane from boundary with Warren Lodge.



Photograph of 171 Old Woollah Lane and Acorn Lodge from rear garden of Warren Lodge.

07

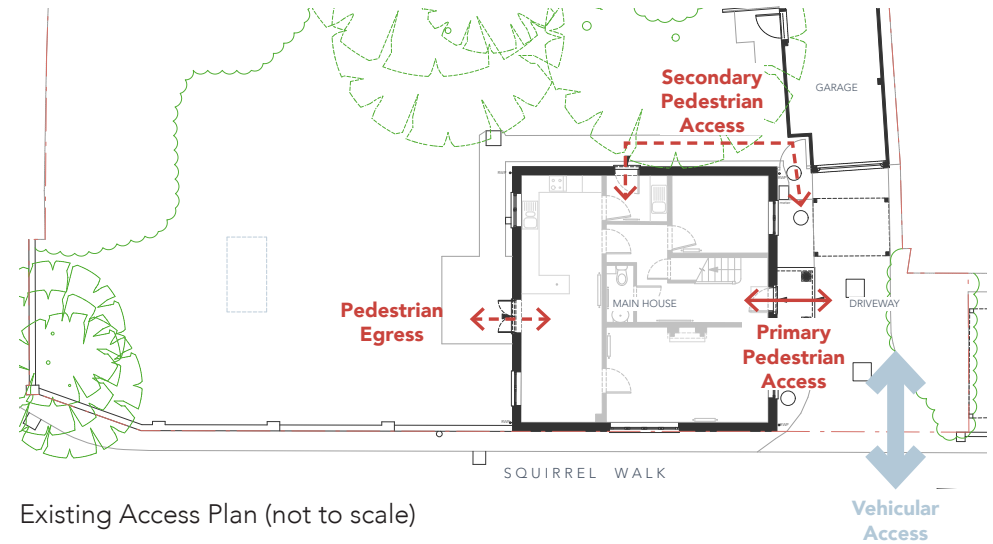
ACCESS

EXISTING + PROPOSED ACCESS

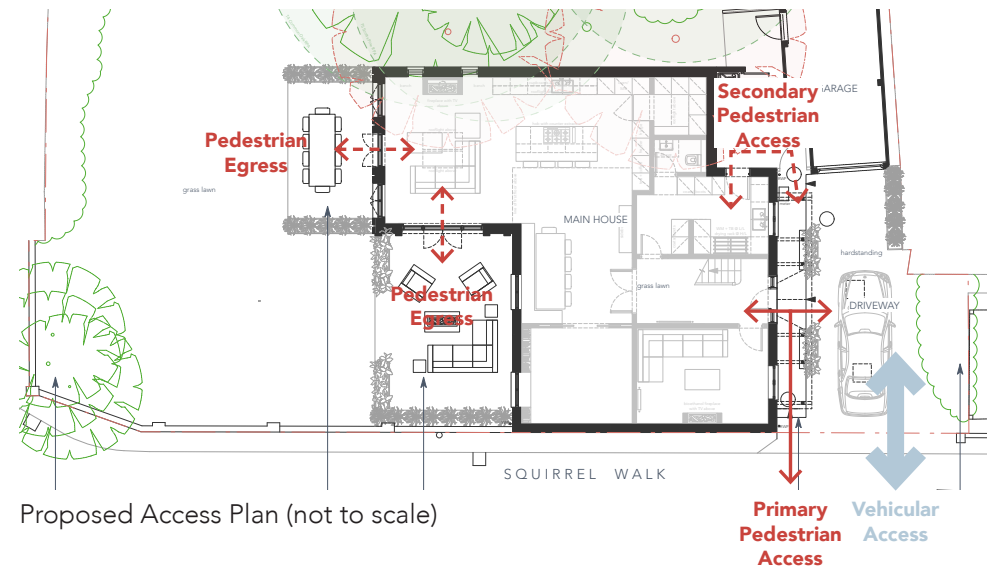
The plans opposite show the existing and proposed access routes.

The proposed scheme retains a primary route of access from Squirrel Walk through a front door on the eastern elevation, as well as a secondary route of access through the garden gate and into a utility room on the northern elevation. The proposed scheme provides one additional route of egress from the rear of the house.

No changes are proposed to the access from first and loft floors or for vehicular access.



Existing Access Plan (not to scale)



Proposed Access Plan (not to scale)

09 CONCLUSION

This document has been prepared in support of an application for planning approval for development at Warren Lodge. As demonstrated in this document, the proposed development has been designed with consideration to local planning context, national and local planning policy and the property's immediate neighbours.

The design is considered to be in keeping with the existing property and with its neighbours. The proposal uses a palette of materials found within the neighbouring streets and has set parameters for the scale of the extension based on proximity to boundaries and the scale of the existing house. As a result, the proposal sits comfortably within its surroundings and does not dominate the host property or its neighbours.

The proposed development is a thoughtful and considerate design and will be constructed from high quality materials.