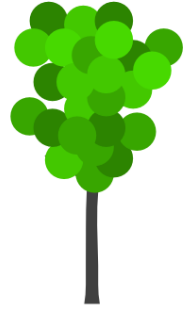


Greenshadows Architectural Partnership



26th March 2025

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

Dear Development Control

RE: DEMOLITION OF THE EXISTING CONSERVATORY, PROPOSED
SINGLE STOREY REAR DINING ROOM AND BATHROOM/ PORCH
FRONT EXTENSION TO 222 NINE MILE RIDE, FINCHAMPSTEAD, RG40
3QD.

This letter is to support the planning application for extensions and alterations to the above property, the bat survey was carried out on the 20th March 2025 and my client is expecting the report on or before the 16th April 2025 (within the 28 day registration period), this will be issued when received.

Prior advice has been sort from the planning department concerning the registration of the planning application prior to the 31st March 2025 with the bat survey document to follow, please see correspondence below:

*Good afternoon
Thank you for your email.*

I've checked with the Validation team who register new applications and they have advised that you can submit your application without the survey but you should let us know what date the survey is expected to avoid your application being closed.

*Kind Regards,
Anne*

*Anne Barden
Planning Technician
Development Management & Compliance
Wokingham Borough Council
Email: planning.enquiries@wokingham.gov.uk
Telephone: 0118 974 6000*

13 Woodmoor, Finchampstead, RG40 3TT.
Telephone: 07912994566
Email: greenshadowsarch@gmail.com
Partners- Mr J Brown & Miss E Brown

Greenshadows Architectural Partnership

The front porch / bathroom extension has been carefully design to consider the guidance from the Wokingham Borough Council 'Design Guide' Residential extensions & alterations, the following extracts have been considered within the design:

- The design of the proposed extension must be well considered and should complement the existing building, either by adopting its style, or by a carefully considered contrast;
- The roof form of the extension should take its form from the main building. In certain circumstances contrast may be desirable.
- The materials selected for alterations or an extension should match or improve upon the quality of those of the existing building;

The predominant design feature of the existing front elevation is the front gable element, the new front gable to the porch and bathroom extensions follow this design with these gable features being subservient to the main house front gable. These elements match the existing vernacular and compliment the overall design, whilst maintaining the characteristics of the property within the street scene. The use of materials to match the existing house will further enhance the overall design.

- Front extensions and porches - Generally only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line. Front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line. Porches (ie not fully enclosed extensions) should generally project less than 2m forward of the building line. The overriding consideration in all cases will be the impact on the street scene and local character.

The proposed porch extension is opening and projects less than 2m beyond the main front wall of the existing property. The bathroom extension does not extend beyond the existing ground floor template of the original house and the projection is still behind the building line of the neighbouring properties either side. The house is set well back from the road and is well screened on the front boundary.

The proposed extensions fulfil the requirements of the WBC design guide.

Regards
Jeff Brown

13 Woodmoor, Finchampstead, RG40 3TT.
Telephone: 07912994566
Email: greenshadowsarch@gmail.com
Partners- Mr J Brown & Miss E Brown