

PLANNING STATEMENT TO SUPPORT APPLICATION FOR PROPOSED ERECTION OF PART SINGLE STOREY TWO STOREY SIDE / REAR EXTENSION ALONG WITH CHANGES TO FENESTRATION

20 Frog Hall Drive, Wokingham. RG40 2LF

Compiled by David Crowdy (CVS Designs)

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This Planning statement is part of an application that seeks planning consent to construct a two-storey rear and side extension, with single-storey element, with roof lantern over. There are also proposed works to the internal layout.

Pre application advice on the proposed development was recently sought, (see Application number 260217), the response to the proposed design was encouraging. It did recommend that specialist reports be sought so that the formal planning application could be fully assessed and a determination made.

The application site consists of a detached two-storey dwelling on the eastern side of Frog Hall Drive, Wokingham. The application site is located approximately half way along Frog Hall drive. It is flanked by another substantial detached property to the south and a detached bungalow to the north.

The properties within Frog Hall drive are mid-20th century two-storey dwellings and bungalows. The properties are similar in design, however, many have been altered and extended in a variety of styles and forms

The application site is on a substantial plot of approximately ¼ of an acre; 1000 sqM.

There is ample parking within the site, which will remain unchanged if the application is granted.

The following planning constraints have been identified in relation to the site:

Major Development Location

Bat Roost Habitat Suitability

Great Crested Newt Impact Risk Zone Amber

Wescott Ward

Wokingham Parish

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the principle of a residential extension in this location is acceptable in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

The proposed part single-storey, part two-storey side and rear extension would include one roof lantern and one flat roof light within the single-storey element of the scheme. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high quality design. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

As the site adjoins a one and a half storey chalet-style bungalow to the north, careful consideration has been given to scale, massing and relationship along the shared boundary.

The proposed two-storey side element has been designed to appear subordinate to the host dwelling. It would be set in from the common boundary and would feature a reduced ridge height that would be set down from the main ridge line. In addition, the incorporation of a hipped roof form ensures that the bulk of the extension is visually reduced, allowing the roof to slope away from the neighbouring bungalow. This approach reduces the perceived mass and prevents the extension from appearing overly dominant within the street scene.

In addition, the design results in a stepped form, with the building decreasing in height towards the shared boundary. The single-storey element closest to the bungalow further reinforces this transition in scale.

R23 of the BDG provides guidance for alterations and extensions and recommends that where gaps between buildings allow views to a green backdrop that contributes to the established, positive, character of the area, alterations or

extensions should not close off such views. While there would be a reduction in the gap between the host dwelling and adjoining bungalow, by virtue of the hipped roof form, views would still be achievable from the road into and beyond the site to the mature trees in the back gardens of the host dwelling and neighbouring properties.

There are two-storey side and rear extensions already an established architectural feature along the road. Examples include nos. 3, 4, 6, 10, 19, 21, 23 and 25 plus no. 22 which adjoins the host dwelling to the south.

There would be limited views of the two-storey rear element of the scheme as the host dwelling would obscure much of the development, however, there would be some view of the extension when traversing northwards along the Frog Hall Drive. However, as already noted, two-storey extensions, including rear extensions are already a common feature of the road. Therefore, the proposed development would be sufficiently in-keeping with other properties within the vicinity such that it is considered that there would be no detrimental harm to the character of the host dwelling or public realm.

Proposed materials include roof tiles and brickwork to match the main house. The single storey element will have a concealed flat roof with 'orangery style' fascias.

Neighbour Amenity:

Policy CP3 of the Core Strategy aims to protect neighbouring amenity and R23 of the Borough Design Guide SPD requires that extensions relate to neighbouring properties.

R15 of the BDG requires the retention of reasonable levels of visual privacy to habitable rooms. The proposal would result in one additional front facing window at first-floor level to serve a bedroom. The window would be located along the same building line as the existing first-floor bedroom and study. Therefore, views would be similar to the views as existing and would not result in detrimental loss of privacy over and beyond the existing degree shared within the setting and is acceptable.

The originally proposed Juliet balcony at first-floor level in the rear elevation to serve the Master bedroom has been removed and replaced with a window.

The proposed rooflight in the single-storey side extension would serve a utility room. As this is classified as a non-habitable room and adjacent to the hipped roof of the adjoining chalet-bungalow which has no windows, there would be no loss of privacy from the insertion of the proposed rooflight.

The proposed roof lantern within the flat roof of the single-storey rear extension would serve a kitchen / dining room. Due to the significant separation distance (approximately 4.5m) from the flank wall of no. 18 Frog Hall Drive, there would be no detrimental overlooking impact that would be generated to neighbouring residential amenity.

R18 of the Borough Design Guide SPD aims to protect sunlight and daylight to existing properties, with no material impact on levels of daylight in the habitable rooms of adjoining properties.

The two-storey rear extension will be located towards the southern shared boundary. No 22, to the south, already benefits from a two-storey side and rear extension along the boundary shared with the host dwelling. The proposed extension would be set in from the southern shared boundary by approximately 1.6M which complies with BDG guidance which recommends that rear and side extensions should retain a gap between the building and the site boundary and this should be a minimum of 1m in width. The proposed two-storey extension would protrude beyond the existing two-storey built form of no 22 by approximately 1.9M. Right to light lines have been marked on the plans to demonstrate this impact, these comply with national planning guidelines to right of light; should planning decide that formal Daylight Assessment reports are necessary these can be provided on request.

The adjoining property to the north comprises a chalet bungalow. The proposed extension along the northern shared boundary proposes a single storey extension. The extension is set back approximately 2M from the rear building line of no 18. Therefore, the single-storey element of the rear extension would not generate any detrimental overshadowing or overbearing impact to the occupants of the adjoining property.

Highway Access and Parking Provision:

Car Parking: Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards, The proposed development would result in no overall change to the total number of habitable rooms. There are 3no 2.5M x 5M parking bays as indicated on the Proposed block plan, the existing garage does not meet with current parking criteria so has not been indicated as usable for this purpose

Cycle Parking: Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum cycle parking standards and Policies P2 and P3 of the Borough Design Guide SPD ensure that it is conveniently located, secure and undercover and provided where it is compatible in the street scene.

One, two cycle storage space (measuring 2m x 0.9m) is required for each unit.

2no 2M x 0.9M are indicated within the existing garage as 'bicycle storage', would contest that this is necessary.

Amenity Space:

R16 of the BDG states that the Council's minimum garden length of 11m is a generally accepted guideline for private garden space. Post development, the dwelling would maintain a garden length more than 50M which is acceptable.

Landscaping and Trees:

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.

While there are no protected trees on or adjacent to the site, the site and surrounding area benefits from several mature trees and established hedgerows which contribute to the verdant quality of the road. An Arboricultural Impact Assessment in accordance with BS5837:2012 and an Arboricultural Method Statement have been provided with this application.

Ecology:

Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network.

The application site is located in an area suitable for bat roosts. Bats are protected by law and thus take priority within planning. As there are works proposed to the main roof of the host dwelling, a preliminary bat report must be submitted with any full application. If further emergence surveys are required, this must also be submitted at the time of submission - An emergence survey cannot be added as a condition and would need to be provided prior to determination, otherwise all relevant material considerations may not have been addressed in making the decision.

All requested documentation relative to this policy will be provided with this application.

Flooding & Drainage:

Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding. The site and access thereto is located within Flood Zone 1 with the front section of the plot in a 1 in 1000 year risk from surface water flooding area.

Policy CC10 of the MDD Local Plan requires sustainable drainage methods and the minimisation of surface water flow. All surface water will be directed to new soakaways where appropriate in the rear garden.

Community Infrastructure Levy (CIL):

As the proposal is for residential development, it would be liable to pay the Community Infrastructure Levy (CIL). The CIL charge rate is calculated on the net additional floor space at £365 per square metre.

We believe the 'original' dwellinghouse had a GIA of circa 120 SqM; the new gross internal area after work is complete will be 221.5 SqM, thus with an increase of 101.5 sqM would be liable for CIL, however, for Mr and Mrs Dell this project represents improvements to their 'forever home', they will apply for the self build exemption.

A completed self build exemption form 9 will be completed and presented to the collection authority and no work will commence until written permission is received.

*To qualify for a self-build exemption from the Community Infrastructure Levy (CIL) in Wokingham, you must own the land, **intend to live in the home as your principal residence for a minimum of 3 years post-completion**, and submit a formal claim using CIL Form 9 before any development begins*

Conclusion:

It is our opinion that the proposal has little impact on neighbouring properties, there is ample parking and the possible effects on the bio diversity of the site are mitigated within the accompanying reports. The design was agreed as acceptable by the pre-application planning officer, with all specialist reporting requested submitted with this application. For these reasons it is hoped that the LPA will look favourably on this application and grant planning consent.

Appendices:

Arboricultural Report;
Preliminary Bat Roost Assessment;
Bat Emergence Survey;
Great Crested Newt Habitat Assessment;
CIL Questionnaire;
Plans 01, 02 & 03