



P432-0224/PA/PS - Jul 24

Planning Statement

for

47 Simons Lane
Wokingham
RG41 3HG

This application is for the extension of the property at ground and first-floor levels, with a pitched roof.

A previous Application (180314) for a replacement 5 bedroom dwelling was approved in April 2018. The approved property had an identical footprint and position on the plot, with the exception of the detached garage to the front of the property.

The overall increase in the roof height for the property is approx. 0.4m and, as the property sits on a practically flat site, the new ridge line remains below the ridge height of the adjacent property to the south-east and above the adjacent property to the north-west, as it does currently. The pitch of the new roof is purposefully kept shallow (23°) in order to limit the required increase in height and therefore limit the impact on the neighbouring property.

Whilst there is significant open space between the proposed property and the boundaries on both sides, it is proposed not to have any first-floor windows in the north-east elevation. Instead, light will be provided to the main stairwell and rear bedroom via rooflights, which shall be above 1.7m from finished floor level, within the roof, and therefore clear glazed and mechanically opening. It should be noted that only one bedroom window faces a side boundary and that is on the south-west elevation in the rear extension. The center of this window is approx. 5.5m from the side boundary and will be required to be clear glass and opening for means of escape under the Building Regulations.

It is intended to significantly change the appearance of the property with the use of render, non-combustible composite weatherboarding, glass and grey tiles or slates. The existing brick is not overly attractive and it is intended to cover this with render and introduce some lightness and variety by using glazing and weatherboarding, similar to those used in the area on other properties, as a contrast and to invoke interest.

As the entire existing roof is being removed, an ecological report was commissioned to determine the presence of bats. A 'Preliminary Roost Assessment' was carried out which identified bat droppings were present at the property and therefore a bat 'Emergence and Re-Entry' survey was carried out. Whilst no bat emergence from the building was observed, the site had a BMCL licence for a day roost in 2021 and therefore a licence will be required from Natural England in order for the works to proceed. Should Planning Permission be approved, a licence will be applied for from Natural England.

The property has various trees along its boundaries, none of which are covered by TPO's. A tree survey has been carried out and the report awaited that will identify the tree root protection zones and any protection measures required during and after construction.

Due to the location of a fire hydrant, it is proposed to close off the existing driveway entrance to the property and open up a new one on the opposite side of the front boundary. There is a traffic calming raised hump in the road that limits the location of the entrance. Planning permission is required for the altered entrance in order to arrange the closing off of the existing entrance and the lowering of the kerb for the new entrance.

The property is being developed for my clients to live in themselves. For this reason, they are applying for CIL exemption for the extension and the appropriate forms are part of this application.

The development is not considered to be overbearing on the properties in the street-scene or local area and not detrimental to the character of the area in general. A similar scale of property was approved in 2018.

It is hoped that the Local Planning Authority can support this application and approve the proposals.



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