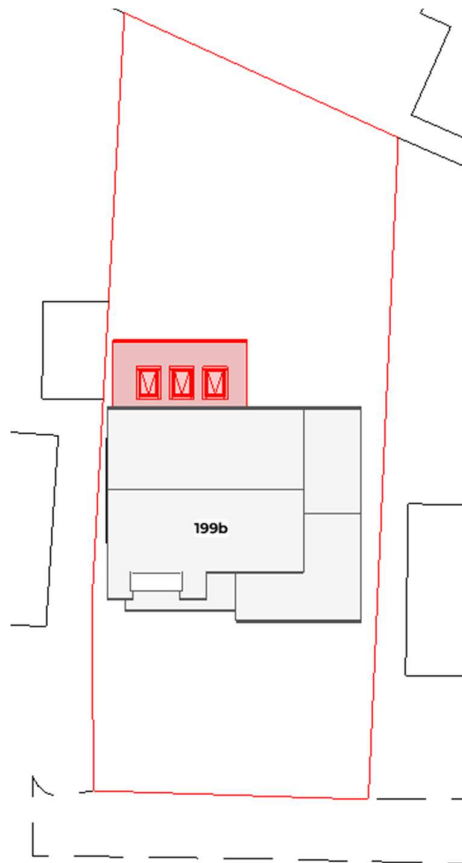


C5091

199b Nine Mile Ride Finchampstead, Wokingham. RG40 4JD

Planning, Design and Access Statement

HOUSEHOLDER PLANNING APPLICATION



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0118 962 7999 www.createhomedesign.co.uk

Create Home Design and Michael Aubrey Structural Engineers
are trading names of Michael Aubrey Barrow Ltd.

Registered in England & Wales No.14156681.
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Introduction

This statement has been prepared on behalf of our client, who is seeking full planning permission for a rear extension within the footprint of their existing conservatory, which is to be demolished.

This Design and Access Statement has been prepared in accordance with the guidance published by CABE, the Commission for Architecture and the Built Environment.

Site Location & Context

The application site is 199b Nine Mile Ride, Finchampstead Wokingham. The location benefits from its' close proximity to transport links such as California Post Office Bus Stop (10 yards away), Crowthorne Train Station (2.2 miles away), and Junction 5 of the M3 Motorway (9.5 Miles).

The site is located off Nine Mile Ride, where large detached 1980s houses offer ample space and comfort for residents. The houses are characterised by their brick structure, low pitched roofs and large window with glazing bars, adding to the spacious feel of the area.

Existing Site Information

The site is located along Nine Mile Ride and is a broadly rectangular plot of land. The front and rear of the site is approximately 14m wide, the site spanning no more than 14.5m at its widest. The overall site area is approximately 511 sqm (0.05 hectares). The site is largely enclosed by close-boarded fencing, hedgerows, and some trees, enhancing the feeling of privacy and green-ness. The house is strategically set back from the road allowing for copious amounts of parking at the front of the property.

The existing dwelling, centrally located on the site, is approximately 0.9m from the closest boundary. Access, currently situated to the south of the site off Nine Mile Ride, leads to a track to the front of the property and its neighbouring houses. There is ample parking space at the front of the property which also allows for turning space. To the rear of the house is a patio and garden.



Front Elevation (South)



Rear Elevation (North)

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Planning History

There are 2 previous additions to this house in recent years that sought and gained planning approval:

2016 – Householder application for partial garage conversion to habitable accommodation – APPROVED.

2017 – Application for a certificate of lawful development for erection of a single storey front infill extension – APPROVED.

No external advice has been sought ahead of this single storey rear extension proposal.

In the wider neighbourhood, several examples of development along Nine Mile Ride are visible. Front, side, and rear extensions, which can be seen from the road, have been approved. Some examples are:

Approved: 206a Nine Mile Ride

971685: Proposed Single Storey Side Extension To Dwelling



Approved: 224 Nine Mile Ride

193220: Householder application for the proposed erection of a part single part two storey side/rear extension



Approved: 216 Nine Mile Ride

House holder application for the proposed erection of a two storey front extension, part single storey, part two storey side fenestration and demolition of existing chimney and garage.



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The Proposal

Proposed Development

The proposal is for the demolition of an existing conservatory and an extension to be rebuilt within the same footprint. The aim is to upgrade the existing property and to modernise the look, improve comfort and functionality, along with prolonging the life of the building.

Proposed Rear View



The property's footprint and the house's internal floor space are to remain as existing. Minimal changes to the internal layout are proposed to create more usable space for the client.

Appearance

The proposed extension is to be inkeeping with the existing property but with full height glazing to maximise natural light, as this elevation faces north. The materials proposed are:

- Brick, to match existing.
- Insulated new roof will be added to the extension with tiles to match the house.
- Floor to ceiling windows to help maximum light in a north facing property
- 3 roof lights to maximise north light

Energy Retrofit Opportunities

Opportunities for upgrading the existing building fabric and systems include:

- Insulating the existing conservatory slab floor achieving a thermal upgrade
- Replacement of conservatory windows and doors with far more efficient, new ones
- Upgrading to a solid roof construction

Access

The existing access to the site will be retained off 199b Nine Mile Ride. The private road is shared with 2 other neighbours, but the driveway will remain as it is, with space for multiple cars to park. There is good access to the rear via the right-hand side of the property.

Parking

There are no habitable spaces being added to this property, only replacement of like for like. Therefore, no further car parking space is required. The existing number of spaces will be retained.

Landscaping

Where possible, the existing trees, plants, hedges, and grass will be retained. The existing amenity space will remain as it is.

Ecology

The Wokingham BC Local Validation Checklist deems that a Great Crested Newt Survey is not required for this site. A preliminary roost assessment for Bats is submitted with this application.

Waste and Recycling

The existing waste and recycling bins are located on the side of the property and will remain as such. The bins are collected from Nine Mile Road on council-nominated collection days.

CIL Liability

There are no new dwellings nor net additional floor space of 100 square metres or more proposed for this property, therefore it is thought the proposed development is not liable for CIL. A CIL 1 Form has been submitted as part of this application.

Conclusion

Throughout this document and the associated drawings, the energy retrofit opportunities will positively impact the existing property and the modernisation of the rear extension from conservatory to our proposed construction will improve the exterior appearance of the dwelling. It will also change the current usage of the existing space and improve the day-to-day life of the occupier.

The internal alterations are considered not to impact neighbouring properties along Nine Mile Ride.

The development has also been designed to retain all trees in the vicinity.

For the reasons detailed in this document, permissions should be granted for planning rear extension within the existing conservatory's footprint.