

Planning Statement and Cover Letter

Site and Proposal

Application: Variation of Condition 2 of planning permission 251619

Site Address: 7 Rowan Close, Wokingham, RG41 4BH

Local Planning Authority: Wokingham Borough Council

Reference: 29/1319

This statement has been prepared in support of an application to vary Condition 2 of planning permission 251619 in relation to 7 Rowan Close, Wokingham, RG41 4BH. The approved development relates to the erection of a two-storey side extension. This submission seeks consent for a minor material amendment to the approved drawings, limited to revisions to the fenestration arrangement on the front and rear elevations at ground floor level.[cite:78][cite:80]

The proposal does not seek to alter the scale, footprint, height, massing or overall form of the approved extension. The amendment is confined to a revised arrangement of external openings in order to improve the internal functionality of the accommodation, the relationship with the front amenity area, and the practical accessibility and use of the site.[cite:78]

Description of Changes

Under the extant approval, the ground floor arrangement included a large window opening to the principal elevation and a single door to the rear elevation. The current application proposes to revise this arrangement by introducing a single entrance door together with a separate window to the principal elevation, and by blocking up the previously approved single casement opening to the rear elevation.

These changes are modest in scope and remain wholly subordinate to the previously approved development. The proposed revisions do not materially alter the character of the extension or create any meaningful additional visual prominence when viewed from the public realm.

Planning Considerations

The proposed variation is minor in nature and should be considered acceptable in planning terms. The amendments preserve the design intent of the approved scheme and do not result in any increase in built form, encroachment, or material change to the effect of the development on the surrounding area.

In visual terms, the revised fenestration will continue to read as part of a coherent residential extension. The replacement of the larger principal elevation opening with a door and separate window introduces a domestic arrangement that remains appropriate to the host dwelling and does not appear incongruous within the street scene.

The blocking up of the rear ground floor opening similarly has no adverse impact on public visual amenity. It is a limited adjustment to the approved design and does not give rise to any harmful effects in terms of overlooking, loss of light, overshadowing, or overbearing impact.

Amenity and Function

The amendments are proposed to allow better use of the front amenity and landscaped area and to improve the day-to-day accessibility of the property. In functional terms, the revised arrangement offers a more practical relationship between the internal accommodation and the external areas serving the dwelling.

Given the modest and non-structural nature of the changes, the proposal should reasonably be regarded as a minor material amendment to the approved scheme. The development as amended remains consistent with the general form and intent of planning permission 251619.

Conclusion

The proposed variation to Condition 2 seeks only to amend the fenestration details on the approved two-storey side extension. The revisions are minor, proportionate and acceptable, and do not result in any material harm to the character of the dwelling, the wider street scene, or neighbouring amenity.

Accordingly, it is respectfully requested that Wokingham Borough Council grants permission for the variation of Condition 2 to allow the amended drawings to be substituted for those previously approved.