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Architectural Design Services

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PLANNING STATEMENT

Proposed raising and modification of the roof and erection of single storey front extension to form a porch, plus part two storey and part first floor side/rear extensions and a single storey rear extension following demolition of existing rear extension, changes to fenestration and conversion of existing garage to habitable accommodation.

94 Oxford Road

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RG41 2YJ



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1. Introduction:

The following planning statement has been prepared in support of a householder planning application for the proposed raising and modification of the roof and erection of single storey front extension to from a porch plus part tow storey and part first floor side/rear extensions and a single storey rear extension following demolition of the existing rear extension, changes to fenestration and conversion of the existing garage to habitable accommodation.

The Statement sets out the details of the proposal within the context of planning policies set down by Wokingham Borough Council. The proposal has been prepared based on the guidelines set out in the National Planning Policy Framework (NPPF), National Planning Policy Guidelines (NPPG), Core Strategy, Managing Development Delivery Local Plan and The Borough Design Guide and Village Design Statements which are considered relevant to this proposal.

The statement aims to provide the local authority with the relevant supporting information upon which we have based our proposals. The process of survey, analysis, synthesis and design aims to create an integrated approach to the proposal.

2. Application Site & Surrounding Area:

94 Oxford Road is a mature detached dwelling on a residential road in Wokingham

The street scene is linear with mature properties including 2 storey dwellings, bungalows and chalet bungalows.

The street frontage is a driveway with low level brick wall and soft landscaping comprising of hedges and trees.

The surrounding area, inclusive of the application site, is not in a designated conservation area, nor is it within an area classed as countryside land.

The existing property is residential in use and is in single occupation.

3. Context of Proposed Use:

The applicant wishes to extend the existing property to provide additional living space to future-proof and modernise the existing dwelling and its façade.



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4. Design:

The main design philosophy has been to create extensions which compliment and enhance the host dwelling and the area around it whilst providing the accommodation required by the applicant for it's ongoing use. This philosophy is then balanced with it's impact on it's immediate neighbours and the wider area to ensure that it sits harmoniously within its surroundings. To enable this the applicant has actively engaged with the local authority by way of obtaining pre-application advice to ensure that the proposal meets with the requirements of the council's various departments and limits harm to neighbouring parties prior to making a formal planning submission.

The proposed extension has been designed in such a way to limit harm and respect the privacy of it's neighbours.

Overall the proposal represents a comprehensive redevelopment which efficiently uses the site within a sustainable location providing residential accommodation the size and scale of which is not detrimental to the character of the area and maintains the standard form of street scene in this area.

5. Pre-Application Advice Response:

Pre-application advice was requested from Wokingham Borough Council and a response was received from Mr. Marcus Hillman on 6th February 2026.

The feedback received was quite comprehensive and raised some points of clarification which have been acted upon within this statement and within the submitted drawings which accompany the planning application.

A summary of the advice received together with an explanation where necessary of how this has been responded to is provided in the following paragraphs:

Character & Design

The pre-application advice advised reducing the size of the side extensions so that the front facing wall at ground floor level is set back by 1m from the principal elevation. This was done and is reflected in the submitted drawings.

Neighbour Impact:-

Policy CP3 of the Borough Design Guide states that development should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. The Wokingham Borough Council Design Guide (BDG) already provides some guidance on extensions which relate to the protection of residential amenities of



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neighbours and it is mainly for this reason that the applicant first requested pre-application advice.

Loss of Light:-

The pre-application advice received raised no issues with potential loss of light to neighbouring dwellings.

Overlooking:-

The pre-application advice raised no issues with regard to over-looking of neighbours.

Overbearing:-

The pre-application advice raised no issues with regard to overbearing

Ecology:-

The pre-application advice confirmed that the ecology officer had been consulted and that a bat survey would be required. This was undertaken and the report forms part of the application.

Drainage: The existing dwelling is located within flood zone 1. A SUDS report is submitted as part of this application.

6. Site Access

The application site is currently accessed via a vehicular crossover from Oxford Road. This existing access is to be retained and re-used. Highways were consulted as part of the pre-application advice request and no issues were raised.

7. Disabled Access

The proposed extension has been designed to comply with all current requirements for ambulant disabled bodies to access the site with or without a vehicle and the circulation spaces within the property will be better suited to the needs of an ambulant disabled individual.

8. Landscaping

The site is heavily landscaped and where possible the landscaping will remain in situ.



9. Appearance

The materials and external finishes of the proposed extension will match and harmonise with the existing dwelling and surrounding properties.

10. Conclusion

We have engaged with the local authority to obtain pre-application advice and have discussed and addressed any concerns which were raised within the response that we received. Through the process of design we have, in conjunction with the LPA, actively looked to address any concerns either from the LPA or indeed from neighbours to ensure that any potential harmful effect of this proposal is minimised and/or negated.

We feel that the proposal represents an efficient and sustainable use of the existing building which future proofs it's ongoing use and allows the applicant to continue to live in a home and an area which they feel a part of.

We believe that the proposal causes no significant harm to neighbouring properties and/or the wider area.

The pre-application advice was largely positive and no issues were foreseen to suggest that the proposal should not receive planning approval.