

DESIGN STATEMENT

21 HUBBARD CLOSE, TWYFORD, RG10 0XU



FRONT VIEW

The planning application relates to loft conversion to a semi-detached house in **London Borough of Wokingham, RG10**. Specifically, the works comprise: **Erection of rear hip to gable with two side dormers and addition of one rooflight to the front roofslope.**

The subject property is located on Hubbard Close and it is not located in any Conservation area.

INTRODUCTION:

The application site is a semi-detached dwelling on the 1990s Broad Hinton development in Twyford. The existing building appears to be generally as old as the surroundings. The front and rear elevation is made of London stock bricks. Pitched roof, uPVC framed windows are prominent features of the property. The surrounding locality is predominantly residential. The appearance and scale of the proposal has been designed with due consideration to the existing developments to the properties in the locality.

It is the intension that the proposal will improve the appearance of the property and will not in any way disturb the streetscape. The visual impact of the proposal will be negligible and it will not detract from the existing established pattern of street.

PROPOSED DESIGN:

The application proposes the erection of a rear hip to gable roof with two side dormers and installation of one rooflight at the front. Hubbard Close has a varied street scene with differing examples of architectural features and design including hipped and gable roof forms. The proposed hip to gable roof extension is relatively minor in terms of its scale and would not be out of character with the area. Moreover, the addition would respect the existing ridgeline of the adjacent dwellings as the proposed dormers are well positioned. The proposed roof light on the front elevation will not cause significant visual impacts, and will not be overly visible or apparent from the street or from wider viewpoints. There are visible examples of proposed roof extensions within the surrounding area.

The proposal seeks to ensure that any development is compatible with the character of the area, and enhance it in terms of size, scale, materials and design. The proposed extension would complement the original building, harmonize with adjoining properties and maintain the general street scene. These changes are not incongruous with the design and proportions of the host building and its surroundings.

AMOUNT:

The amount of development proposed is very similar to that which is displayed by the neighboring properties within the vicinity. The use proposed by this application is not any different to the existing situation i.e. residential dwelling.

PRECEDENT DECISION:

Specific to this application, some of the adjacent houses have made use of the generous space available and have extended their living accommodation. We do not believe that any part of this proposal is creating a precedent as some other properties across the road have been permitted for roof extensions.

ADDRESS	PLANNING REFERENCE	PROPOSED DEVELOPMENT
17 HUBBARD CLOSE, TWYFORD, RG10 0XU	222580	Householder application for the proposed erection of a flat roof rear dormer, hip to gable roof alterations and insertion of 3 no. rooflights.
16 HUBBARD CLOSE, TWYFORD, RG10 0XU	191512	Householder Application for the conversion of loft space including erection of 1no. dormer to rear and part roof conversion (hip to gable) to create habitable accommodation plus insertion of 1no. rooflight to rear to existing dwelling.

LAYOUT:

The proposed layout makes the most of the opportunities which exist at the site. By reconfiguring the general layout and forming the proposed extension, a large, lighter, and better configured space is created. Hence, we regard our proposal to be in keeping with the local character of this area.

No adverse impact will be anticipated on the neighbouring property's daylight and sunlight by the position and scale of the proposed roof extension, particularly in the context of existing building site.

APPEARANCE:

All materials to be used in the construction of the proposed development have been carefully thought out in consideration of the surroundings.

CONCLUSION:

In conclusion, while formulating the proposal it is ensured that the appearance of the subject property remains in keeping with the character of the street. The proposed works would be in line with the relevant development plan policies and will respect and enhance the integrity of the area. The Design Statement has demonstrated that the proposed works are all appropriate for the site and surrounding area, in respect of the context, proposed materials and the adjoining properties.

Due to the above, we would ask the Council to look favourably on this application.