

**PROPOSED SINGLE STOREY REAR AND FRONT
EXTENSIONS, RAISING OF THE MAIN PITCHED ROOF
TO PROVIDE FULL FIRST FLOOR HABITABLE
ACCOMMODATION, CONVERSION OF THE NEW LOFT
SPACE INTO HABITABLE ACCOMMODATION AND
INTERNAL ALTERATIONS**

AT

**‘WILLOW TREE HOUSE’, ST. ANNES DRIVE,
WOKINGHAM, BERKSHIRE, RG40 1PB**

PLANNING STATEMENT

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ON BEHALF OF: MR AND MRS STACK

10th OCTOBER 2025

1.0 INTRODUCTION AND SITE

This statement has been produced to support a planning application for the extension and alterations to 'Willow Tree House', St Annes Drive, Wokingham.

The proposal is for a small single storey front entrance hall and porch extension, a single storey rear extension to the kitchen and family area, stripping and removal of the existing main pitched roof, raising of the perimeter external walls and new main pitched roof providing full first floor accommodation, conversion of the new loft space into habitable accommodation and internal alterations.

The existing property is a five bedroom, one en-suite and one family bathroom detached chalet bungalow with integral single garage. The ground floor accommodation comprises a central entrance hall with staircase on the left leading up to the first floor and a small cloakroom wc to the front of the property. Directly off the entrance hall there is access to the dining room at the front right of the property, a large study to the front left of the property adjacent to the integral garage, a main lounge room to the rear right of the property and a kitchen, breakfast area and family space to the rear left of the property. A separate utility/boot room is accessed directly from the kitchen/breakfast area.

'Willow Tree House' is located to the south side of St Annes Drive, less than 100 metres from the main junction with London Road and is one of a pair of adjacent large, detached dwellings, the neighbouring property is known as 'Greenacres'. To the north of St Annes Drive closer to the junction with the main London Road is a minor section of London Road that serves a 3rd large, detached property, Buckhurst Lodge which also provides access to Buckhurst Court, a 10,800 sq ft office block that received permission in 2023 for a change of use to a private school. These are the only residential properties along St Annes Drive which primarily serves as the access to a 170-bedroom Manor Hotel, known as Double Tree by Hilton St Anne Manor.

Land at the adjoining property 'Greenacres' to the south and west of 'Willow Tree House', which was previously open paddocks including stabling for horses was separated from the dwelling and immediate residential gardens and an application for the erection of 54 units (application ref: 203544) for the site was submitted and refused planning permission in January 2022. The refusal was then overturned and approval won at appeal in December 2022, this site is currently under construction.

'Willow Tree House' was formerly known as 'Edgewood'.

The site is in a limited development location, in a green gap/wedge and Countryside.

2.0 HISTORY

Application Ref: O/53/60 – Outline residential development – conditionally approved 08/03/60

Application Ref: 170/62 – Detached House - Refused 03/12/62

Application Ref: 25/63 – Detached House – Conditionally approved 21/03/63

Application Ref: 557/71 – Outline Residential Development on Adjoining Land – Refused 08/07/71

Application Ref: F/2006/8634 or 061932 for the proposed two storey side and single storey rear extension. Approved 27/10/2006 and implemented.

3.0 DEVELOPMENT PROPOSALS AND ASSESSMENT AGAINST POLICY

Use and Amount

The proposals are for a residential extension to an existing five-bedroom chalet style dwelling.

The extensions and alterations extend the dwelling from an existing five-bedroom dwelling to a six-bedroom dwelling with improved bedroom size to suit modern standards and requirements.

In addition, the proposals provide improved feature areas, levels of natural light in the dwelling and a general modernisation of the property's aesthetics

Layout and Scale

A small 3.6 sq metre single storey front extension is to be added to provide an improved entrance into the dwelling together with a covered entrance porch area.

To the rear a further single storey extension of 19.76 sq metres on the back of the existing kitchen and family area has been added including wrap around feature corner bi-folding sliding patio doors, extending the kitchen area and providing an improved family area and access onto the private rear garden.

The existing 40 degree main pitched roof and the 22.5 degree pitched roof cat-slide roof dormers that run almost the full length of the front and rear elevations are to be removed with the perimeter external walls raised to provide a full first floor height. The first floor rear extension and alterations as a result of the change in roof increase the first floor footprint by 44.92 sq metres. A replacement main pitched roof to match the existing at 40 degrees pitch is to be constructed, allowing for four good sized bedrooms at first floor, including a large master bedroom suite with en-suite washroom and separate dressing room area, a second bedroom with en-suite shower room and a separate family bathroom.

The internal changes at first floor also allow for an improved and open staircase area and landing benefitting from a feature front window.

The new main roof space is to be converted into habitable accommodation providing 111.45 sq metres of floor area with two new pitched roof dormer windows to the front and rear elevations together with two 'Velux' style roof light windows serving two additional bedrooms with en-suite shower rooms. A third dormer window to the front elevation forms part of the double storey central feature window to the first and second floor stairwell and landings.

The existing mono-pitched roof to the front projection of the garage, study and wc cloakroom is retained.

Landscaping

The property sits on a large site benefitting from an extensive rear garden, edged in mature planting, including a significant number of trees and ancient woodlands. The proposals have no adverse effect on any of the boundary treatment with the only change to the rear a small loss in lawn to allow for the adjustment of the rear patio area to suit the kitchen and family area extension and directing the focus and view from the dwelling more in the direction of the offset open rear garden.

To the front the large open gravel drive and parking area is to be retained, and no further changes are proposed or required as there is ample existing parking space.

Appearance

The extended external walls of the proposed property will generally be finished in an off-white/grey monocouche render to match the existing with the front porch extension constructed in a red brick to match the existing brick plinth with Oak posts and entrance porch timbers. Feature brick heads in red brick to match will be incorporated above all windows and doors.

Proposed dormer walls will be finished in a grey cedar cement board (weatherboard) by a specialist supplier.

The replacement/new roof will be finished in natural slate to match the existing property.

Windows and doors will be white u-PVC casement sections with feature bi-folding doors and feature staircase/landing window to be either white, or Anthracite grey powder coated Aluminium.

The remodelling will include larger and better-balanced windows and doors to all of the elevations. The extended and improved property front entrance and porch plus the feature staircase and landing window above provide a modernised, well balanced and attractive front elevation.

National Guidance

The National Planning Policy Framework (NPPF) is relevant and material to the assessment of this application. The NPPF has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan.

Local Policy and Guidance

Wokingham Borough Local Development Framework, Adopted Core Strategy
Development Plan Document January 2010.

The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within countryside settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy.

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers. Policy CP11 relates to proposals outside Development Limits (including countryside)

In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside;
- 2) It does not lead to excessive encroachment or expansion of development away from the original buildings;
- 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement;
- 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
- 5) In the case of replacement dwellings the proposal must:
 - i) Bring about environmental improvements; or
 - ii) Not result in inappropriate increases in the scale, form or footprint of the original building.

Principle of development

This development would bring about environmental improvement to the property through the use of modern standards of construction and sustainability measures. The principle of this development has also been set by the approval of application ref: 172543 for extensions and alterations to the dwelling nearby at 'Buckhurst Lodge' and the more recent approval of the large 54 residential unit development on adjacent land at 'Greenacres' which comprises a mix of property sizes, designs and details on green gap/wedge and Countryside land.

Character and Appearance

The development proposals are predominantly located above existing dwelling footprint except for two small ground floor footprint extensions. The height of the dwelling will increase, however will correspond with the heights of the recently approved and dwellings under construction on the adjacent development.

Proposed materials will match those of the existing dwelling. The proposals are of high-quality design and will be without detriment to the amenities of the adjoining property occupants.

Residential Amenity

The siting, scale, and internal layout of the extended and refurbished dwelling has been very carefully considered to ensure there would be no adverse effect on the neighbouring properties in relation to overlooking, loss of light or overbearing.

The proposed extended dwelling provides more than the minimum two internal social spaces in the form of a separate living room, family/playroom and large open plan kitchen, breakfast and family area.

Sustainable Design and Construction

The proposed works seeks the use of sustainable methods of construction. This is supported by national guidance in paragraph 17 of the NPPF which states that planning should “*support the transition to a low carbon future in a changing climate.*” The national Code for Sustainable Homes has now been abolished, and so whilst detailed sustainability criteria can be controlled by condition if required, the following measures are put forward as demonstration of environmental improvement:

- a) Improved natural lighting to the dwelling and natural lighting to all habitable rooms.
- b) High quality insulation (to both the extension areas and upgrading of the existing fabric).
- c) Reduced internal water consumption through the incorporation of water efficient sanitary fittings, including low flow toilets and water efficient taps for wash basins.
- d) On-plot refuse and recycling facilities to be retained to work with the existing waste and recycling collection service.
- e) ‘A’ rated electrical appliances and energy saving light fittings throughout.
- f) ‘A’ rated double glazed windows with trickle vents to improve natural ventilation and south facing full height windows for solar gain.

Access and Parking

Adequate access and parking provision for the dwelling is existing, and all will be retained.

5.0 CONCLUSION

Mr and Mrs Stack are attempting to improve and extend their property in sympathy with its surroundings to provide them and their young family with a modern home for their future.

This statement demonstrates how the proposal accords with National and Local Development Plan policies and would efficiently extend and refurbish the dwelling without detriment to the character and appearance of the area and the residential amenity of the neighbouring residents.

Given the scale of recent approved applications at 'Buckhurst Lodge' and the major development of 54 dwellings on adjacent land at 'Greenacres' the inclusion of mathematical equations as to the percentage increase in footprint, floorspace or volume are of no assistance in assessing the impact of the proposal on the local area. New floor area created is however, included within this statement and volume calculations are also provided in accordance with Local Authority requirements for Countryside Developments.

The dwelling sits as one of a pair of isolated dwellings, in a well-screened location so there is little to no local impact.

The proposal design is in keeping with the scale of development in the surrounding area and reflects the precedent set for a modern sized family dwelling.

As there is no unacceptable local impact and as the proposed design is acceptable then we respectfully request that planning permission is granted.