

28 Byron Road, RG6 1EP

April 2026

Purpose of this statement

This Planning Statement has been prepared by Resi Design LTD as part of a Householder Application submission to the London Borough of Bromley. This statement is in support of Proposed Ground Floor side & rear extensions and associated works at 28 Byron Road, RG6 1EP..



The Proposal

The application seeks planning permission for a ground-floor wrap-around extension and internal reconfiguration at 28 Byron Road, RG6 1EP. The proposal aims to modernize the existing semi-detached dwelling, providing an open-plan living arrangement and enhanced functional spaces to meet contemporary family standards.

The proposed works have been carefully designed to remain subservient to the original dwelling while respecting the residential amenity of neighboring properties.

Ground Floor Extensions

The proposal consists of a coordinated side and rear extension designed to optimize the site's footprint:

- **Rear Extension:** A full-width extension providing a spacious Dining and Kitchen area. This space is flooded with natural light via three large roof lights set within a low-pitch roof and a large glazed door system that provides a seamless transition to the rear garden.
- **Side Extension:** The extension wraps around the side elevation to provide a dedicated Utility room, WC, and Store. This "wrap-around" element ensures a functional service zone is tucked away from the primary social spaces.

Internal Reconfiguration

The project includes a thoughtful internal remodel to improve the flow and efficiency of the ground floor:

- **Living Zones:** The existing "Snug" and "Living Room" are maintained at the front and center of the house, while the new rear extension creates a vast social hub for cooking and dining.
- **Circulation:** The entrance hall has been optimized to provide clear access to the upper floor and a direct line of sight through to the modernized rear living area.
- **Utility Integration:** The side extension allows for a dedicated laundry/utility space and a downstairs WC, significantly improving the home's practical layout.

Design and Impact

- **Scale and Massing:** The extension utilizes a lean-to, low-pitched roof design. With a ridge height significantly lower than the main house's ridge line (7.88m), the extension remains clearly subordinate to the original structure.
- **Privacy:** The design prioritizes neighbor privacy. High-level roof lights and rear-facing glazing ensure that no direct overlooking of adjacent properties occurs.
- **Technical Considerations:** As noted on the Ground Floor Plan, a private sewer line has been identified via CCTV. The build will be executed in compliance with utility regulations regarding the protection or relocation of existing services.
- **Materials:** All external finishes, including the "specialist tiles" required for the low-pitch roof and the masonry, are intended to match or complement the existing dwelling to ensure a cohesive and high-quality aesthetic.

Summary of Associated Works

The proposal is completed by a comprehensive internal floorplan redesign and all associated works, including the modernization of internal partitions to create a clear separation between the formal front-of-house rooms and the new open-plan social areas at the rear. These improvements include upgrades to the property's thermal performance and energy efficiency through modern glazing and insulation, resulting in a well-considered layout that optimizes the footprint to meet contemporary family needs.

Visual and Neighborly Impact

- **Public Realm:** The proposed extension is primarily confined to the rear and side-wrap areas. The side element is set significantly back from the principal elevation, ensuring there are no substantial visual implications for the street scene or the character of the public realm.

- **Materials:** All materials for the new elements—including brickwork, fascia, and roof detailing—are specified to match the existing dwelling in color, texture, and style. The roof of the extension will utilize specialist low-pitch tiles to ensure a high-quality finish that blends seamlessly with the original character of the house.
- **Scale and Massing:** The extension is proportionate to the main dwelling, utilizing a low-pitched lean-to roof design. This ensures the addition remains significantly lower than the existing ridge line of **7.88m**, maintaining a subordinate appearance. The height and profile have been designed to minimize any impact on the daylight and privacy of the adjoining neighbor.
- **Infrastructure:** As indicated on the plans, the CCTV-confirmed private sewer line (IL -0.54) has been accounted for. All construction will be carried out in strict accordance with building regulations to ensure the integrity of the existing infrastructure is maintained.



Precedent

230614

- 49 Measham Way Earley Wokingham RG6 4ES
- -Householder application for the proposed erection of a single storey rear and side extension and first floor rear extension, including a front porch conversion.

230655

- 201 Silverdale Road Earley Wokingham RG6 7NY
- Householder application for the proposed erection of a single storey side and rear extension with no.3 roof lights following demolition of existing garage.

Conclusion

The proposal at **28 Byron Road** represents a high-quality improvement to the existing dwelling, allowing for the optimal use of this residential property. By replacing the existing rear arrangement with a modern, open-plan extension and a more functional ground-floor layout, the project ensures the long-term viability of the house as a sustainable family home.

Policy and National Framework Alignment: The proposal aligns with the core objectives of the **Wokingham Borough Local Plan** and the **National Planning Policy Framework (NPPF)**. In accordance with the NPPF's "presumption in favour of sustainable development," this project represents a sustainable extension of an existing residential use within a built-up area. Specifically, the design adheres to the NPPF's mandate for achieving well-designed and beautiful places by ensuring the new addition is sympathetic to the local character and the history of the surrounding built environment.

Impact and Character:

- **Scale and Massing:** The proposal constitutes a proportionate addition that maintains the architectural harmony of the neighborhood. The low-pitched roof design and modest height ensure that the extension remains subordinate to the original building, respecting both the character of the host dwelling and the wider built context.
- **Streetscape:** As the works are situated primarily at the rear and side-wrap, the proposal will have no adverse effect on the streetscape or the public realm.
- **Site Optimization:** The development strikes a careful balance between maximizing the potential of the site and maintaining a generous garden area for the residents.
- **Residential Amenity:** The design has been meticulously planned to ensure no loss of light or privacy for neighboring residents, satisfying the NPPF requirement to provide a high standard of amenity for existing and future users.

Final Summary: In summary, the proposals significantly improve the character and composition of the existing dwelling. Given that the project complies with both local design guidance and national planning policy, we respectfully request that planning permission be granted.

In the interests of working collaboratively and proactively with the LPA, if you have any queries in relation to the content of our proposal, please do not hesitate to contact us.