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CRP/bb/24101

11, Reeves Way, Wokingham, RG41 2PS - Proposed single-storey 'wraparound' extension and dormer loft conversion with 2 No. rooflights
Householder planning application; Design Statement regarding the proposal

The Property

11, Reeves Way is a semi-detached property of traditional construction (**Photograph 1**). This property has not been developed considerably since the time of original construction with a full rear view of the property shown in **Photograph 2**. The ground floor comprises a small kitchen, dining room and living room. The first-floor accommodation currently comprises three bedrooms with a main bathroom.



Photograph 1 – Front elevation as viewed from Reeves Way

The Site

The site is located on Reeves Way with properties to all boundaries. This property is set back off the main road, with a driveway for two vehicles. The dwelling benefits from a garden to the rear of the property with close bordered fence providing privacy on all boundaries. There is also a small garden to the front edge of the property.



Photograph 2 – Rear elevation as viewed from the garden

The Proposal

This application is to be read in conjunction with the following documentation: -

- ‘As existing’ and ‘as proposed’ elevations and floor plans; Drawing No. **24101/01 to 24101/06**.
- Site plan and site location plan **24101/SK.1 and 24101/SK.2**.
- Bat survey completed by John Wenman Ecological Consultancy.

In order to improve the use of the existing space in this family home, this proposal seeks to add a dormer loft conversion with a single-storey ‘wrap-around’ extension similar to other properties within Reeves Way. The alterations will allow for the creation of a large open plan kitchen/ diner with utility room and downstairs WC. The dormer loft conversion to provide a large master bedroom with ensuite to accommodate a growing/ maturing family. Side access is to be maintained to the rear with the current parking provision unaffected by the proposals.

The proposed wraparound extension will not result in any loss of light to the neighbouring property, as shown on **24101/05**. The property has also been shown to have a low potential suitability for bats with no evidence of roosting bats. The development proposals have been deemed ‘*to not have any potential impacts to bats and their roosts*’ as shown in the supporting preliminary roost assessment.

The proposed works ultimately aim to enhance the building’s character, increasing the value of the property and optimise the space to better suit a maturing family. This proposal seeks full householder planning permission.

Wallace Bacon Consultants, March 2025