

**REINSTATEMENT OF
FIRST FLOOR WINDOW**

at

**14 HEATHERWAY
CROWTHORNE
RG45 6HG**

PLANNING SUPPORTING STATEMENT

On behalf of

Mr & Mrs A Angelov

September 2024

1 Summary

- 1.1 This Planning Statement accompanies the application to reinstate an existing first floor window at the dwelling known as 14 Heatherway, Crowthorne as shown on drawings 24/06/03A and 24/06/04A.
- 1.2 The site is located within a defined settlement boundary and therefore, not considered for planning purposes to be in the countryside and, is not identified on the Local Plan Proposals Map as being in an Area of Special Character or an area liable to flooding. The site is currently occupied by a detached two storey dwelling and the immediate area is characterised by large detached dwellings within spacious plots with significant tree and shrub screening to the boundaries.
- 1.3 The existing building was probably constructed in the 1960's of red brick, with stained timber cladding under concrete tiled roofs. According to on-line records, there is a small amount of relevant history attached to the property.
- 1.4 It is considered here that the proposed reinstatement of the first floor window to the west elevation would not cause any invasion of privacy and would not have an adverse impact on the amenities currently enjoyed by adjacent properties.
- 1.5 This statement should be read in association with the suite of plans submitted.

2 Development Context

- 2.1 The site is located within a defined settlement boundary and is therefore considered for planning purposes not to be within the countryside.
- 2.2 The site is located within the iconic Edgumbe Park. The award winning estate has a distinctive character, in which carefully positioned dwellings sit amongst mature pine, Oak, Rowan and birch trees. The trees and shrubs are of important value to the Park from both utility and biodiversity aspects. The trees are protected by a blanket tree protection order.
- 2.3 The site takes something of a rectangular form, being located at the south east corner of the road known as Heatherway. The site is accessed from the turning head at the far end of Heatherway via a small driveway. The rear boundaries to the east, south and west are generally screened with dense shrubs. The site area extends to approximately 0.08ha in area and is generally flat in nature.
- 2.4 It should be noted, a number of houses in the immediate area have been extended or remodelled dwellings, two in particular have new side facing windows. Although this is the case, it should be acknowledged that this application is for permission to reinstate a window smaller than that of the existing.
- 2.5 Some 30m to the North, 11 Heatherway, has been extensively altered and extended in recent years. In particular, in 2005, it was granted planning consent for ground and first floor extensions on the site (052140 refers). The approved proposal included a first floor window within the West elevation, just 2m from the boundary.
- 2.6 Some 70m to the North West, 5 Heatherway, has been granted planning consent for a side facing dormer. In 2008, consent was given for the dormer which included a new window.
- 2.7 Certainly, these cases can be considered as markers going forward.

3 Proposals

- 3.1 This application seeks to obtain planning consent for a reinstated window in the west elevation of 14 Heatherway, Crowthorne.
- 3.2 A window has been reinstated in this flank during on going approved building work, but correspondence from the local authority's planning department has requested that a planning application be made.
- 3.3 As can be seen on drawings ANG/01 and ANG/02 (the original floor plans and elevations which were submitted in 2022 as part of application ref 222188), bedroom 3 clearly has a large window approximately 2.5m in width in the position where the reinstated window now sits.
- 3.4 The reinstated window is smaller, being only 1.65m wide and looks out onto a mature Laurel specimen, which is located on the boundary between numbers 14 and 12 Heatherway (see fig. 1).



Fig 1. Reinstated window looking out towards 12 Heatherway

- 3.5 Whilst it is understood that this window is providing a secondary source of natural light, it should be made clear that it would also provide additional ventilation.
- 3.6 The Planning Case Officer's report for application 222188, which deals with the works which are currently on going, makes no reference to the existing window being removed as being critical to the planning consent being granted.
- 3.7 The site has a modest planning history, with only a handful of relevant applications being evident:

241242	12/07/2023	Householder application for proposed insertion of 1no. first floor window to the western elevation of the dwelling (retrospective).and cladding.	refused
231010	02/05/2023	Application for non-material amendment to planning consent 222188 for changes	approved

		to fenestration and cladding.	
231760	23/08/2023	Application for non-material amendment to planning consent 222188 for changes to the height of the rear south-facing first floor windows, plus the addition of obscure glazed balustrades to these windows.	approved
231486	12/07/2023	Application for non-material amendment to planning consent 222188 to allow changes to fenestration, guttering/fascia and cladding.	refused
232312	11/10/2023	Application for non-material amendment to planning consent 222188 for the addition of rooflights to the flat roof.	approved
232265	21/09/2023	Application for non-material amendment to planning consent 222188 for the addition of rooflights.	refused
222188	15/07/2022	Householder application for the proposed two storey rear/side extension, canopy to create porch to front, garage conversion to create habitable accommodation and changes to fenestration following demolition of the chimney.	approved
221398	23/06/2022	Householder application for the proposed erection of a two storey rear/side extension to incorporate a juliet balcony, extension of 3no existing flat roof dormers, erection of a porch and flat roof canopy, garage conversion into habitable space and changes to fenestration.	refused

3.8 We consider that the reinstated window is vital to the way that the dwelling functions and, is an improvement, from the neighbour's point of view, on the window which was previously in this location.

3.9 Following refusal reference 241242, advice was sought from the case officer regarding the possibility of using obscure glass with a restricted opening. This was positively received.

4 Conclusions

- 4.1 This application seeks to obtain planning consent for a reinstated window, which we believe should be granted. The window is an improvement on a unit which was there up until a year or so ago, both for the current owners and their neighbours.

September 2024