



Design & Planning

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Planning Services,

Wokingham Borough Council
Civic Offices, Shute End
Wokingham, Berkshire
RG40 IWR

HOUSEHOLDER PLANNING PERMISSION

Dear Sirs,

Householder Application for Planning Permission for Works or Extension to a Dwelling Town and Country Planning Act 1990

Proposed single storey rear extension replacing existing and loft conversion to an existing semi-detached dwelling house at 93 London Road, RG40 1YB, Wokingham.

Note: this application has been submitted electronically via Planning Portal – Ref PP-xxxxxxx

On behalf of the Ria family, we enclose a 'Householder' Town Planning Application based upon the following criteria and supporting information in respect of the above property.

1. Introduction

The proposed scheme will replace the existing extension with a new single storey extension to the rear of the property and a loft conversion. This will provide the home with an enlarged kitchen, family living space and laundry room. The loft conversion will provide an additional bedroom.

2. Site Description:

The Property is an existing three-bedroom two storey semi-detached house located in Wokingham. The area is predominantly characterized by similar houses, contributing to a uniformity in the overall character, design, and architecture of the residential properties that dominate the site and its surroundings.

3. Scheme commentary

- 3.1. The proposed rear extension aims to enhance the thermal performance of the property by adhering to current building regulation standards. This involves the construction of an insulated cavity wall and a new tiled roof. Additionally, new doors and windows will be installed along the external walls, complemented by Velux windows integrated into the roof.
- 3.2. The finished materials are to match existing and will secure a satisfactory appearance, ensuring the modifications will integrate comfortably with the host dwelling and the wider character and appearance of the area.



- 3.3. The layout of the extension enhances the existing property. The proposal includes an additional bedroom and the extension augments the family's living area by introducing a luminous and expansive open-plan kitchen and living/dining room. A wide door opening leading to a garden also significantly enhances the living space in the house by seamlessly merging the indoors with the outdoors. This design feature not only floods the interior with natural light, creating a bright and airy atmosphere, but it also establishes a visual and physical connection to the surrounding garden. The expansive opening blurs the boundaries between the interior and exterior spaces, providing a sense of continuity and expanding the perceived size of the living area. Additionally, it promotes a healthier indoor environment by allowing fresh air to circulate freely and offers residents the opportunity to enjoy a direct connection to nature, fostering a more harmonious and enjoyable living experience.
- 3.4. The new extension will be subordinate to the original building, respecting the original scale and mass of the dwelling.
- 3.5. The location of the extension and the position of its windows does not result in any adverse overshadowing or overbearing impact on adjacent dwellings.
- 3.6. Plans and elevations listed in section 4 demonstrate the relationship of the proposal to the relevant part of the existing dwelling and any adjoining dwellings, including the position of boundaries.
- 3.7. The size and location of the extension does not compromise the private garden amenity of the dwelling or any of its neighbours.
- 3.8. The roof of the extension is of a similar format to that of the existing dwelling, including the angle of the pitch.
- 3.9. The loft conversion will broadly match that of the neighbouring house, providing a consistent design across the rear of the building.
- 3.10. The proposals that will affect the front aspect of the building include:
- The Existing hipped roof will be modified to a gable end, matching the existing gable end at No 91.
 - The Existing flat roofed bay windows to the front will also be modified to have a pitched tiled roof to match that of No 91.
- 3.11. Two existing chimney stacks are proposed to be removed. 1 No closest to the front façade and 1 No to the existing rear of the building.



4. Supporting Information

4.1. In Support of the Planning Application, we submit herewith the following:

- **Application Form** (Householder Application for Planning Permission for works or extension to a dwelling)
- **Certificate 'A'** completed and signed.
- **Application fee:** The applicable fee paid direct to the Planning Portal.
- **CIL Questionnaire**, completed and signed.
- **PDF copies of the information as scheduled below:**

Reference	Revision	Title	Scale	Size
A001		Block Plan	1:1250	A4
A002	A	Existing Ground & First Floor Plans	1:50	A0
A003	A	Existing Roof Plans & 3D views	1:50	A1
A004	A	Existing Elevations	1:50	A1
A102	D	Proposed Ground & First Floor Plans	1:50	A0
A103	C	Proposed Roof Plans & 3D views	1:50	A1
A104	C	Proposed Elevations	1:50	A1

We trust the above is satisfactory and sufficient for you to consider the application favourably. In the meantime, should you require any further information or need to discuss any concerns, please do not hesitate to contact me.

I look forward to hearing from you.

Yours Faithfully,

Richard Stocks