

Your Ref:

Our Ref:  
CRP/bb/2580

**19, Twycross Road, Wokingham, RG40 5PE - Proposed dormer loft conversion with  
insertion of 5 No. roof windows**

**Householder planning application; Design Statement regarding the proposal**

**The Property**

19, Twycross Road is a detached property of traditional construction (**Photograph 1**). This property has been developed since the time of original construction with the erection of a part single, part two storey side extension including the conversion of the existing garage into habitable accommodation (planning application No. 173239) approved in 2018 and shown clearly in **Photograph 1** and **Photograph 2**.

The first floor currently comprises three bedrooms with a main family bathroom and study. There is also a lift allowing for disabled access to the first-floor accommodation.



*Photograph 1 – Front elevation as viewed from Twycross Road*



*Photograph 2 – Side elevation as viewed from Twycross Road*

### **The Site**

The site is located on Twycross Road with properties to the side and rear boundaries. This property is a large corner plot, set back off the main road, with a large, paved driveway for at least three vehicles and front garden area. The dwelling benefits from a garden to the rear of the property with close bordered fence/ brickwork providing privacy on all boundaries.

### **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. **2580/01 to 2580/09**.
- Site plan and site location plan **2580/SK.1 and 2580/SK.2**.
- Bat survey completed by Arbtech Consulting Ltd.

In order to improve the use of the existing space in this family home, this proposal seeks to add a dormer loft conversion with 5 No. roof windows creating a further bedroom, bathroom and further communal area for the family to enjoy. The dormer will allow for lift access to be extended to the second floor, as well as providing staircase access without extensive modifications to the first-floor footprint. The proposed roof windows providing natural light to all areas of the second floor. The dormer will be positioned to the rear aspect of the side elevation behind the existing chimney and is shown in **Photograph 3**.



*Photograph 3 – Side elevation view showing position of proposed new dormer*

We would confirm that the resulting proposal: -

- 1) Has a negligible impact on neighbouring properties.
- 2) Includes a dormer to the right-hand side elevation, which will be partially obscured by the existing chimney and not visible from the main junction to the front edge of the property.
- 3) The overall scheme in keeping with other properties through the local area, which have completed loft conversions with the addition of dormers and roof windows visible from the street scene.
- 4) The bat survey confirms that ‘*no impacts to bat roosts are anticipated.*’

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, January 2026**