

DESIGN STATEMENT

18 HAZYLWOOD, WOKINGHAM, RG40 5AW



Front view



Rear view

The planning application relates to loft conversion of a semi-detached house in **Wokingham Borough Council, RG40**. Specifically, the works comprise: **Erection of two pitched roof rear dormers connected with flat roof and three roof lights to the front roof slope and one rooflight to the side elevation.**

The subject site is not listed and is not in a conservation area.

INTRODUCTION:

The subject site is located on Hazylwood. The existing building appears to be generally as old as the surrounding dwellings. The front and rear elevation is made of London stock bricks. Pitched roofs and traditional windows are prominent features of the property. It is considered a good quality dwelling house in a desirable area. The appearance and scale of the proposal have been designed with due consideration to the existing developments to the properties in the locality. It is the intention that the proposal will improve the appearance of the property and will not in any way disturb the streetscape.



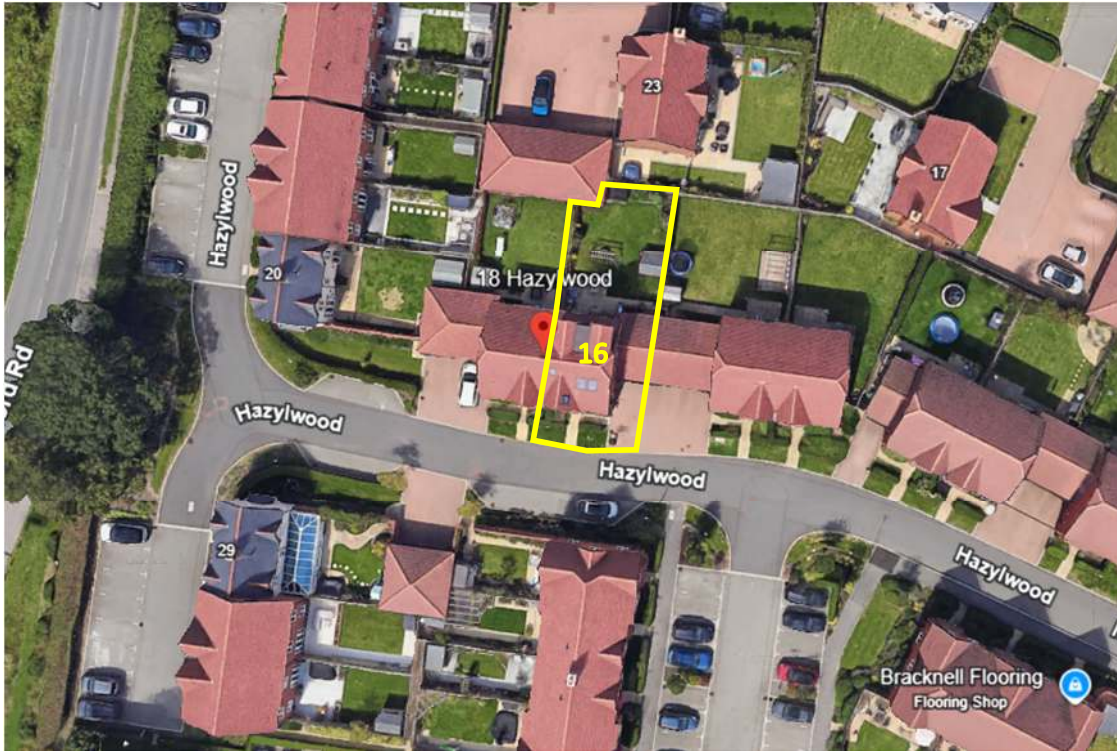
Subject site and its surroundings

PROPOSED DESIGN:

The proposal involves loft conversion, incorporating two rear pitched roof dormers linked with flat roof dormer in between. Rooflights will be proposed to allow light to come in. The proposed dormers have been set in well within the original roof slope of the house and are considered to remain small in scale and subordinate to the original building. Internally, the layout of the new floor will be accessed via proposed staircase. The internal works consist of a bedroom, office and an en-suite at loft floor level. The proportion and scale of the proposed dormers would create no harm to the character or appearance of the area and would not result in a negative impact on the street scene.

AMOUNT:

Specific to this application, the adjacent properties have made use of the generous space available within their roofs and have converted their attics into habitable space. The design would not affect the appearance of the building, and the street scene as dormer windows are part of street scene. The visual impact of the proposal will be negligible, and it will not detract from the established pattern of surroundings.



3D Satellite view of similar style extensions on Hazylwood

PRECEDENT DECISION:

We do not believe that any part of this proposal is creating a precedent as some other properties across the road have permitted similar style proposals.

Address	Planning Reference	Proposed Development
16 HAZYLWOOD, WOKINGHAM, RG40 5AW	220105	Householder application for the proposed conversion of loft space to create habitable accommodation and installation of 2 no. dormer to the rear, changes to fenestration plus insertion of 4 no. rooflights.

LAYOUT:

The proposed layout makes the most of the opportunities which exist at the site. By reconfiguring the general layout and forming the proposed extension, a larger, lighter, and better-configured space is formed. No adverse impact will be anticipated on the neighboring property's daylight and sunlight by the position and scale of the proposal, particularly in the context of existing building bulk. Our design has fully considered the impact of development on the amenity of residents and the environment in general, and it has taken this into account at all stages of the development process.

USE:

The use proposed by this application is not any different to the existing situation i.e., residential dwelling. The surrounding properties are all residential in use as well.

APPEARANCE:

All materials to be used in the construction of the proposed development have been carefully thought out in consideration of the surroundings.

CONCLUSION:

It is considered that the proposed development would be in full accordance with the design and policies of the Council. The Design Statement has demonstrated that the proposed work is all appropriate for the site and surrounding area, in respect of the context, proposed materials and the adjoining properties. None of the proposed work unduly shade/affect the adjoining owner's amenity, and there are no overlooking issues with the design.

Due to the above, we would ask the Council to look favorably on this application.