

## DESIGN STATEMENT

### 7 Old Mill Court, Twyford, RG10 9AF

The planning application relates to an end of terraced property in **Wokingham Borough, RG10**. Specifically, the work comprises. **Erection of hip to gable rear crown roof dormer extension with the addition of one roof light to the front roof slope.** The property is not listed and is not within the boundaries of a conservation area.



**Front View**



**Rear View**

## INTRODUCTION:

The application site consists of a two-storey dwelling house, having a single storey side extension located at Old Mill Court. The property is an end-of-terrace house, which forms part of a row of similar properties. The surrounding area is predominantly residential, with similar dwelling types and architectural styles. The proposal aims to enhance the functionality of the property by providing additional space in the loft area, while maintaining the character of the existing dwelling and its surroundings.



**Existing site and its surroundings**

**The proposal has been designed with due consideration to preserve and enhance the area's character and appearance. In formulating our proposal, we have been mindful of the immediate vicinity and environmental context.**

#### **PROPOSED DESIGN:**

The proposed hip to gable rear crown roof dormer extension would provide one bedroom, and a shower at loft floor level. The proposal involves converting the existing hipped roof to a gable end and will provide additional headroom and usable space within the loft area. The dormer will be a crown roof style, featuring a slightly raised, flat-topped design to ensure a smooth transition from the original roofline. The materials and finishes for the dormer will match the existing roof materials to ensure that the extension integrates seamlessly with the existing dwelling.

The proposed roof light on the front elevation will not cause significant visual impacts and will not be overly visible or apparent from the street or from wider viewpoints. The roof light will be

positioned discretely to ensure minimal impact on the appearance of the building's frontage. It will be of a simple, flush-fitting design to minimize visual disruption and maintain the aesthetic of the building. The proportion and scale of the proposed extension would bring no harm to the character or appearance of the area, the extension would not result in a negative impact on the street scene.

There are no overlooking concerns resulting from the development. The proposal therefore complies with the policies of the Council.

#### **AMOUNT:**

The proposed design would not affect the appearance of the building, or the street scene. The visual impact of the proposal will be negligible, and it will not detract from the established pattern of surroundings.

#### **LAYOUT:**

The proposed layout makes the most of the opportunities which exist at the site. By reconfiguring the general layout, a large, lighter, and better-configured space is created.

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.

#### **LANDSCAPING:**

The proposal is not of a scale or type to require specific structural or detailed landscaping.

#### **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 used in the construction of the proposed development would have been carefully thought out in consideration of the surroundings.

**ACCESS:**

The existing access arrangements for the property will remain unchanged. The proposed works are focused on improving the internal layout of the property and will not affect the building's accessibility.

**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 works are all appropriate for the site and surrounding area, in respect of the context, proposed materials and the adjoining properties. None of the proposed works 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 at this application.**