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PLANNING STATEMENT

Proposed Erection of a single storey front extension to form a porch and a single storey side/rear extension following demolition of the existing detached garage at:

33 Hilltop Road

Twyford

Berkshire

RG10 9BJ





1. Introduction:

The following planning statement has been prepared in support of a householder planning application for a single storey front extension to form a porch and a single storey side/rear extension to the existing residential dwelling at the above address. To facilitate the proposed extensions the existing detached garage structure will be demolished.

The Statement sets out the details of the proposal within the context of planning policies set down by Wokingham Borough Council. The proposal has been prepared based on the guidelines set out in the National Planning Policy Framework (NPPF), National Planning Policy Guidelines (NPPG), Core Strategy, Managing Development Delivery Local Plan and The Borough Design Guide and Village Design Statements which are considered relevant to this proposal.

The statement aims to provide the local authority with the relevant supporting information upon which we have based our proposals. The process of survey, analysis, synthesis and design aims to create an integrated approach to the proposal.

2. Application Site & Surrounding Area:

33 Hilltop Road is a semi-detached 3 bedroom residential property which was originally granted planning permission in 1956 and was erected shortly after. The style of property is typical of it's era and is consistent with other such properties in the vicinity, many of which have undergone extension and renovation in more recent years.

The property sits to the front of a large plot with a rear garden of approximately 26m in length beyond the rear wall. The plot frontage is approximately 10m in width. The plot size is consistent with neighbouring properties.

To the front and side of the existing property are a concrete parking area leading to the existing detached garage building and a grassed area immediately in front of the property. A small brick dwarf wall sit to the front of the plot and between the plot and it's neighbours.

The surrounding area, inclusive of the application site, is not in a designated conservation area, nor is it within an area classed as countryside land.

The existing property is residential in use and is in single occupation.

3. Context of Proposed Use:

The applicant wishes to extend the existing ground floor space to provide additional living space to future-proof the property with the addition of bedroom and bathroom facilities being provided. Whilst the applicant is currently able to make use of the first floor



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accommodation it is foreseen that this may not always be the case due to deteriorating health and as such additional facilities will be required to enable the applicant to continue to enjoy the property which has been his home for a number of years.

4. Design:

The main design philosophy has been to create an extension which compliments and enhances the host dwelling and the area around it whilst providing the accommodation required by the applicant for it's ongoing use. This philosophy is then balanced with it's impact on it's immediate neighbours and the wider area to ensure that it sits harmoniously within its surroundings. To enable this the applicant has actively engaged with the local authority by way of obtaining pre-application advice to ensure that the proposal meets with the requirements of the council's various departments and limits harm to neighbouring parties prior to making a formal planning submission.

The proposed extension has been designed in such a way to limit harm and respect the privacy of it's neighbours.

Overall the proposal represents a comprehensive redevelopment which efficiently uses the site within a sustainable location providing residential accommodation the size and scale of which is not detrimental to the character of the area and maintains the standard form of street scene in this area.

5. Pre-Application Advice Response:

Pre-application advice was requested from Wokingham Borough Council and a response was received from [REDACTED] on 13th January 2025. Subsequent to receipt of this feedback response a telephone call was held with [REDACTED] to clarify some of the advice on Wednesday 29th January 2025.

The feedback received was quite comprehensive and raised some points of clarification which have been acted upon within this statement and within the submitted drawings which accompany the planning application.

A summary of the advice received, both in the report and in the subsequent telephone conversation together with an explanation where necessary of how this has been responded to is provided in the following paragraphs:

Character & Design

The pre-application advice concluded that, if materials are used that match the existing dwelling, as is proposed, the front extension to form an enclosed porch and the single storey