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Field Place Farm, RG9 3HR

Planning Statement

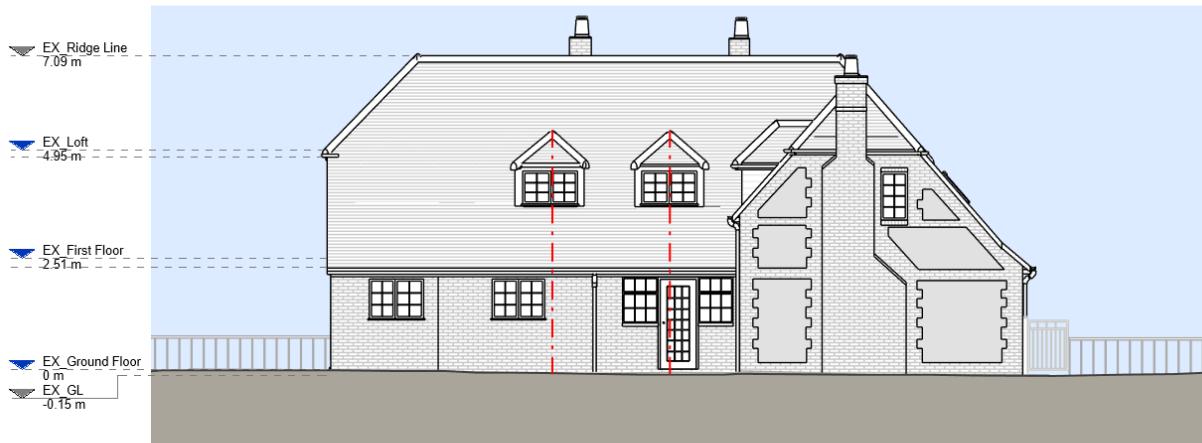
Proposed enlargement of existing first floor dormer windows, insertion of new first floor dormer windows, new ground floor porch, garden outbuilding, floor plan redesign and all associated works

Purpose of this document

This document has been prepared by Resi Design LTD as part of a planning submission to Wokingham Borough Council. This statement is in support of the proposed enlargement of existing first floor dormer windows, insertion of new first floor dormer windows, new ground floor porch, garden outbuilding, floor plan redesign and all associated works at Field Place Farm, RG9 3HR.

Design

The property as existing already features dormer windows that bring in light and marginally increase the internal headheight in small portions of the rooms they serve. Our proposal primarily relates to increasing the size of some of these dormer windows and incorporating new dormer windows. This would increase natural light coming into these rooms as well as increase the sense of height within these rooms. At the moment, the dormer windows are all relatively the same size but have little relationship to elements below them on their respective elevations. Below, some of the key existing elevations are shown to highlight which dormer windows relate to elements / fenestration beneath them (green dashed lines) and which don't have a relationship to elements below them (red dashed lines).



Front Elevation



Rear Elevation

Below, the front and rear elevations highlight how only one of the dormer windows relates to the ground floor, while the rest don't have a strong relationship with elements beneath them.

The proposed dormer windows, aside from matching the visual characteristics of the existing dormer windows with matching materials, roof pitches, and still retaining a subservience by to the main property / main roof ridgeline, would have a significantly stronger relationship to the rest of the property, as their positions have all been determined to relate to and align with existing fenestration underneath them, seen below in the proposed elevations.



Front Elevation



Rear Elevation

All the dormer windows now align to windows / doors beneath them. This creates a stronger sense of congruence in the design. The new open porch proposed to the main entrance is also part of this alignment, reflecting the pitched roofs of the dormer windows while also emphasising the symmetry by being aligned to the main entrance door.

Social and Spatial Requirements

As the proposal increases the amount of natural light coming into all the spaces served by the new dormer windows, the quality of the spaces is directly improved. Additionally, the larger dormer windows increase the sense of height internally within these spaces. Both of these aspects improve the suitability of the spaces used within a residential context. The usage of the spaces is not changed. An additional gym area is proposed within the outbuilding that forms part of the overall proposal, ensuring the outbuilding is only for incidental use while the existing property's usage is unchanged.

Core Strategy CP1 – Sustainable development

As the proposal would incorporate more thermally-efficient construction for the dormer window walls and roofs, this (along with the incorporation of high quality matching facing materials) directly relates to this core strategy policy. The proposed outbuilding's construction will also exceed the thermal performance requirements set out by the latest Building Regulations, improving its sustainability by relying more on passive cooling during the warmer months / improved thermal efficiency during the colder months.

Core Strategy CP3 - General Principles for development

As outlined above under the 'Design' section of this document, our proposal aligns with this core strategy policy. As the dormer windows don't occupy any additional footprint within the plot, and the proposed porch is wholly above existing hard landscaping, there is no impact on any existing planting. The proposed outbuilding's scale is such that it occupies a marginal portion of the existing garden area, and will have no impact on any existing trees, hedgerows or planting.

Core Strategy CP6 - Managing Travel Demand

As the applicant already utilises the application property as a residence, it would mean using the same infrastructure as they already use it. No change to any access roads are proposed so there will be no impact on travel demand.

Core Strategy CP7 - Biodiversity

There is no change proposed to the surrounding nature of the area. In any case, a bat emergence survey and a preliminary roost assessment were included as part of the submission.

Core Strategy CP9 – Scale and location of development proposals

The existing dormer windows have a combined volume of 9.59m³. The proposed dormer windows have a combined volume of 34.56m³. This means that we are only adding 27.97m³ of volume to the roof. Careful consideration was taken when determining the scale of the proposed dormer windows to ensure that they are still subservient to the main roof and their respective ridge heights are far lower than the existing main roof ridge height.

The porch proposed has a volume of 10.07m³ and is open, so it is primarily to be used to provide protection from the elements (rain, snow) for the existing main entrance.

All materials are to be matched, so it is considered that the proposed additions are not intrusive.

Local Plan CC03: Green Infrastructure, Trees and Landscaping

The proposed outbuilding is set within the Field Place Farm site and will have no impact on existing trees or landscaping. It will be set within an open space and this ensures that the characteristics of the landscape are maintained.

Local Plan CC04: Sustainable Design and Construction

All newly proposed elements will be of high quality construction, improving the thermal efficiency of all the spaces they serve, and will exceed the minimum building regulation requirements.

Local Plan CC07: Parking

No changes to the current parking arrangements are proposed, and the new outbuilding is for incidental use only so no additional bedrooms are proposed.

Local Plan CC09: Development and Flood Risk (from all sources)

The included flood map highlights that no part of the application site is at risk of flooding from any source.

Local Plan TB24: Designated Heritage Assets

As the proposal primarily affects the roof and has been designed to match the materials and visual language of the existing property, we have determined that there is little to no impact on the area. The outbuilding will only occupy a small footprint (24m²) of the very large garden.