

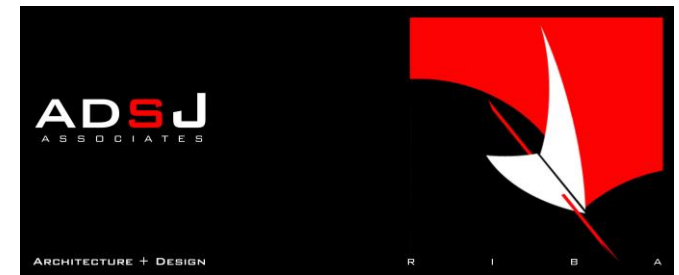
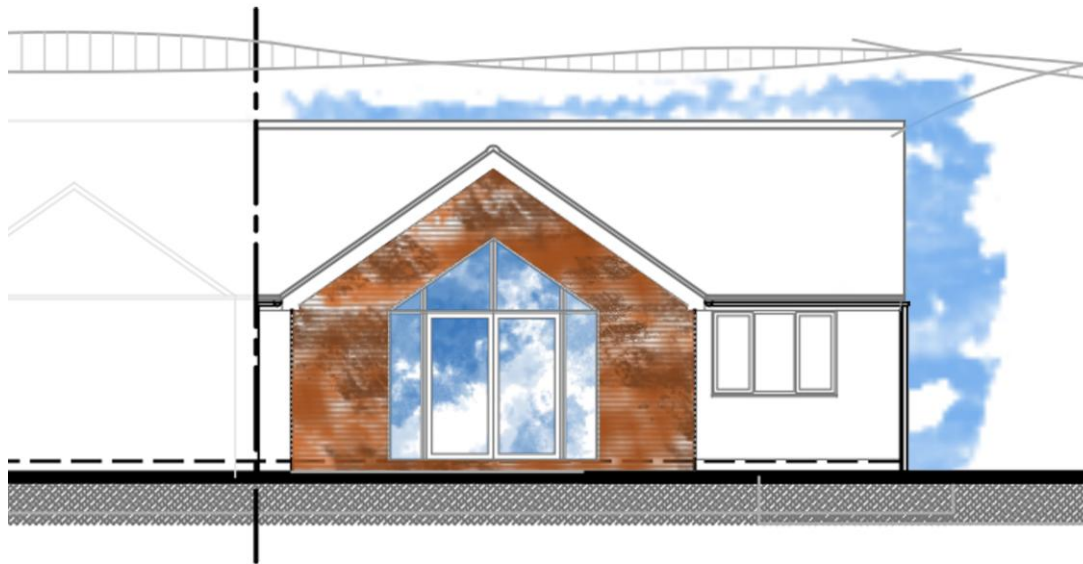
Supporting Application Statement

HOUSEHOLDER APPLICATION FOR THE DEMOLITION OF AN EXISTING CONSERVATORY & ERECTION OF SINGLE STOREY REAR EXTENSION WITHIN THE CURTILAGE OF THE SITE AT, 21 LEITH CLOSE, CROWTHORNE, WOKINGHAM, RG45 6TD

Client: Mr & Mrs. C. Lathwell

Date: February 2025

Job no: 184_DAS_v1



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1.00 INTRODUCTION

1.01 AIMS OF THE STATEMENT

This Supporting Statement accompanies a Householder application by Mr & Mrs C. Lathwell for the erection of a single storey rear extension with internal alterations to replace an existing conservatory.

The description of development is as follows:

'Proposed erection of a single storey rear extension to replace existing conservatory'

The aims of this Supporting Statement are to show that the proposed development has been informed by an awareness of the site's context, principles highlighted by Wokingham Borough Council and Local Government.

The statement will explain the proposals, identify the factors which have influenced this application and highlight the principles that were incorporated in the detailed design of the proposed works.

This statement is in accordance with CABE's guidance 'Design & Access Statements – How to Write, Read and Use Them', the Wokingham Borough Local Development Framework – Core Strategy, Wokingham District Local Plan (2010), Supplementary Planning Guidance, Wokingham Borough Council – Borough Design and criteria highlighted within the National Planning Policy Framework, especially regarding 'Good Design' (2024).

1.02 PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant planning policies in the National Planning Policy Framework (NPPF) – among them the 'presumption in favour of sustainable development'.

Within the Wokingham Borough Local Development – Core Strategy, the main Planning Policies relevant to the development are:

- Policy CP1 - Sustainable Development
- Policy CP3 - General Principles for Development
- Policy CP7 - Biodiversity
- Policy CP9 - Scale & Location of Development Proposals

Management Development Delivery Local Plan (2014)

- CC01 – Presumption in favour of sustainable development
- CC02 – Development Limits
- CC03 – Green infrastructure, trees & landscaping
- CC04 – Sustainable Design & Construction
- CC07 – Parking
- TB21 – Landscape Character
- TB23 – Biodiversity & Development

Wokingham Borough Council – Borough Design Guide (SPD):

- Section 4 - Residential – the key objective of the Core Strategy is to retain and enhance the attractiveness of the borough's environment through well designed and inclusive developments.

The proposal provides an opportunity to add to the visual amenity of the area and the contribution to the residential character of the area. The carefully considered design sensitively addresses the site and its surroundings within a residential setting.

2.00 SITE ASSESSMENT

2.01 LOCATION

The application site is off an adopted road, Leith Close, Crowthorne, which is a 'cul-de sac' highway accessed off The Brackens. The site is considered as located within a residential area.

Crowthorne is located south of the M4 motorway and can be accessed via the A329(M). No. 21 is one of several properties served by the adopted road known as Leith Close. The properties enjoy modest front gardens and having the buildings set back from the highway allows a spatial separation from public and private areas. However, there is a stepped building line to the surrounding properties.

Vehicular access is off Leith Close, with a dedicated pedestrian footpath to both sides of the highway.

There is a mix of dwelling types on Leith Close with other house types further afield in the area i.e. The Brackens, predominantly in red/buff brick with part timber cladding to frontages and tiled roofs.

No. 21 is a semi-detached bungalow that is set back from the highway with a pedestrian access to the eastern boundary of the site that is partially screened by low level hedging and planting. No. 22 to the west of the application site been extended with a single storey rear extension. To the south of the application site is Oaklands Lane, a tree lined footpath that acts as a buffer to the estate development. However, due to the juxtaposition of dwellings in Leith Close there is good separation between the properties.

The existing road has ample width for two vehicles to pass comfortably. The application site benefits from a separate garage that is located in an adjacent garage terrace.



Location Plan

2.02 SITE AND PLANNING HISTORY

The original permission and drawings show the dwelling designated as plot 38 with House Type B, 'The Berkeley' (2 bed bungalow) by Boyer Design Group. The earliest planning permission for the site relates to an outline consent ([ref: 19887](#)) which retains 24 planning conditions with condition 2 pertaining to detailed design in the form of reserved matters. It is noted within the planning conditions (No. 6) that permitted development rights have been removed for the conversion of garages to habitable spaces. Condition No. 20 removes permitted development for any enclosures/fences forward of the principal elevations (frontage). Further to this there are no other permitted development rights that have been removed, therefore, permitted development for the dwellings are applicable.

An application on behalf of McAlpine Ltd gained consent in December 1984 ([ref: 22230](#)) for the [Erection of 152 dwellings with garages and associated works - land adjoining Bigshotte School, Wokingham Without](#). This consent reinforces the conditions in the earlier permission and goes on to set out the developers' responsibility regarding sewer details and consultation with Thames Water and the Council Engineers. The records also show that McAlpine Ltd attained Building Regulations approval in December 1984. It is noted that this consent focussed on the first phase of the development to the north of the development site and imposed no additional planning conditions.

A further application was made by McAlpine Ltd in 1985 ([ref: 23670](#)) for the proposal to [Erect two bedroom bungalow type in substitution of previously approved patio bungalow type on plots 38-42 inclusive, 51-53 inclusive and 78-80 inclusive. Pine ridge land adjoining Bigshotte School, New Wokingham Road, Wokingham Without](#). From the external works drawing (1789/49/B) it would appear that Plot 38 was re-designed with Bungalow type B/1 and with a different orientation. However, the 1985 consent illustrates the revised layout and house type on drawing 1789/52 as house type B2 with its rear fence in line with neighbouring No. 20. There are no additional planning conditions imposed on this application which reaffirm that permitted development rights are applicable. Since this application no other

building works have taken place at the property and the development carried out and completed by the developer is the current form of the dwelling.

The previous owner, Mrs Joan Mills, made an application in 2018 ([ref: 183557](#)) to have pruning works to the existing trees to the rear of the site which fall within a Tree Preservation Order ([ref: TPO 896/1997](#)). As the proposal included works to an existing Beech tree this element of work was refused. However, four trees and one scrub were allowed consent to provide safe access to the rear of the property and it is understood that these works were carried out at the time.

A recent application ([ref: 230486](#)) made by the applicant has been granted consent to prune an existing Holly tree (W6) within the TPO ([ref: TPO 896/1997](#)) area and is valid until May 03, 2025. It is understood that this work will be completed within the time frame set by the council.

Recent development in the immediate vicinity has taken place where planning consent has been granted and are noted below.

- 20 Leith Close - *Single storey rear extension* - 2010 - Certificate of Lawful Development
- 26 Leith Close - *Proposed erection of single storey side and rear extensions to dwelling* - 2007 - Certificate of Lawful Development
- 26 Leith Close - *Proposed erection of a single storey side extension, and single storey rear extension plus the insertion of 2No. rooflights.* - 2021 - Certificate of Lawful Development
- 3 Thorne Close - *Proposed erection of single storey side extension to dwelling* - 2013 - Planning Application

The applicant wishes to introduce a single storey rear addition which will reflect a more coherent design and layout to the property that will provide a relocated bedroom/study and kitchen/dining area. The extension will provide a layout that is more conducive to modern living.

3.00 INVOLVEMENT AND EVALUATION

3.01 INVOLVEMENT

This proposal, in principle, is to remove a time expired rear conservatory and erect a new rear extension that will match the existing eaves and be in keeping with the character of the area. The addition will bring a coherent design to the property that will provide a relocated bedroom/study and kitchen/dining area with improved circulation.

The proposals make reference to CP1 & CP3 of the Wokingham Borough Local Development – Core Strategy, Wokingham Borough Council Development Plan-adopted Management Development Delivery Local Plan and also the Borough Design Guide – Section 4 : Residential.

The applicant wishes to carry out the proposals to allow an internal layout fit for contemporary living and working whilst sensitively altering the external appearance to be complementary to its surroundings. In turn enhancing the character of Leith Close and the wider area. The applicant's investment in the proposals will relate to usefulness of the proposed floor area, therefore, any amendments will require further consideration in terms of value and viability.



Existing south elevation



Existing extension roof at No. 23 view west

3.02 EVALUATION

The application site is in a residential area within the parish of Wokingham Without consisting of informally arranged single and two storey properties. The application property is situated off an adopted road which also provides access to a private drive and garage block for No.s 21 & 22. The proposal involves the planning application to remove an existing time expired conservatory and erect a rear single storey extension. This will allow the creation of a clearly defined roof line which will be reflective of the local character.

The proposed form of the extension is to match the existing dwelling, with brickwork and tiling to match. The overall form and massing are to complement the existing dwelling with new fenestration to match the existing. There are to be no other alterations to the property, therefore, this proposal is in line with Section 4.11 Alterations and Extensions of the Borough Design Guide.

The existing ridge height and pitch roof of the host dwelling will retain its prominence with this low-key single storey extension to the rear that comfortably respects the existing aesthetics of the residential area. Therefore, the proposal fully accords with Section 4.11 Alterations and Extensions of the Borough Design Guide. A Preliminary Roost Assessment by Weman Ecology (ref: [R2884_PRA_a](#)) also confirms the absence of bats.

Other planning applications that have gained consent in the area are noted under section 2.02.

The proximity of the large mature trees to the south of the site has been noted and Section 2.02 acknowledges the existing Tree Preservation Order (ref: [TPO 896/1997](#)). However, the proposal will follow the depth of the existing conservatory (2.9m) and it is considered that no unacceptable harm will occur to the existing landscape features/ecology. However, a tree report (ref: [TH 5052](#)) by Trevor Heaps has been undertaken to accompany this application.



Existing eastern boundary



Existing southern boundary

4.00 DESIGN

4.01 PRINCIPLES OF DEVELOPMENT

Wokingham Borough Local Development – Core Strategy Policy CP3 states that the policy ‘seeks to ensure development is of a high standard of design that can integrate with the character of the area and is also important to achieving sustainable development in the Borough.

In considering the design of the proposed single storey rear extension it should be noted that the new extension does not obscure any light to the adjacent properties. Both properties have their front elevations facing north respectively on similar building lines, therefore, there will be no harsh shadows from the east or west sunlight.

The single storey rear extension will serve to rationalise the external elevations whilst allowing an ordered floor plan layout. The proposal is a positive design enhancement that will be completely in keeping with the character of the area, in mass and height. Whilst the low-key alterations to the rear will create a minor elevation change, there will be no increase in width of the dwelling's footprint. In addition, the bulk and mass would be proportionally in keeping with the existing property.

The impact of the rear single storey extension to No. 22 would be minimal in terms of mass and articulation, therefore, the amount of light and shade will be identical to the present situation.

In order to reflect a good design in keeping within the existing residential area, it was considered that a simple single storey rear extension with a pitch roof would complement and integrate well with the existing dwellings and would be sensitive to the existing surroundings. The proposal makes a positive contribution to the character of the area. The massing is appropriate in terms of height, design and appearance. The modest new rear extension will match the existing dwelling in terms of form, scale and materials.

The design components are discussed in more detail in the following sections.



Existing maintenance access to southern boundary

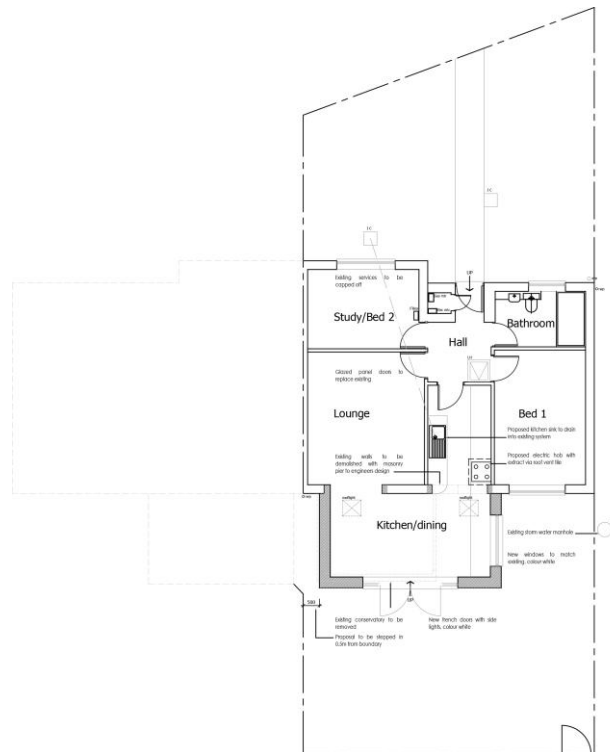


Existing footpath to Oaklands Lane

4.02 ACCOMMODATION

The proposed development seeks to create a relocated bedroom and kitchen/dining area, which will link onto the existing accommodation. The proposed accommodation will improve and rationalise the space.

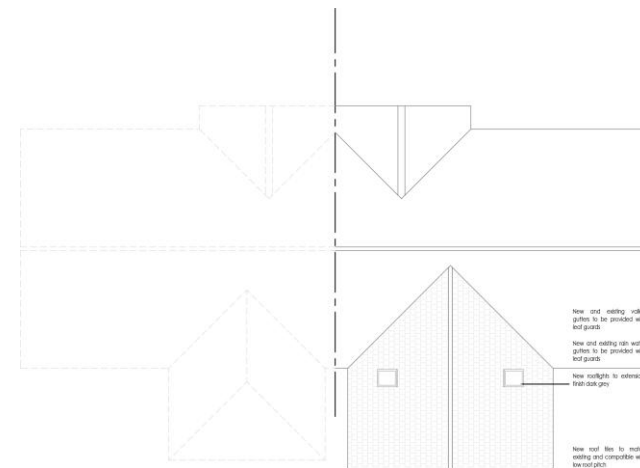
The alterations to the elevations in introducing fenestration and French doors will integrate with the form of the dwelling and the new rooflights will allow light to percolate deep within the layout plan.



Proposed Layout & Roof Plan

4.03 LAYOUT

The proposed single storey rear extension will maintain and reflect the principal orientation of the existing dwelling. The accommodation, now rationalised, will be easy to access and move through. The new accommodation will be naturally daylighted with windows to the southern elevation.



4.04 SCALE

The proposal seeks to create a ground floor a relocated bedroom and kitchen/dining area adjacent to the existing built form. Rationalisation of the form of the proposal is to retain a maximum usable floor area within the parameters of the site allowing the required level of accommodation. The modest new single storey rear extension will match the existing materials and reflect an appropriate form and scale to the existing dwelling.

The immediate neighbouring property to the west is No. 22 which is the adjoining semi-detached dwelling. Other neighbouring properties to the north and east are approximately over circa 10.5m and 35m away respectively and partially screened. Whilst the site would be visible from the neighbouring properties, it is not considered that there would be any detrimental impacts or encroachments on the residential amenities presently enjoyed by the occupants of these properties, in fact, the single storey rear extension would be less obvious from the highway due to its size.



Proposed Side (adjoining), Rear, Side & Frontage Elevations respectively

4.05 LANDSCAPING

The existing hard and soft landscaping will be redesigned with the removal of the existing paving slabs. The introduction of borders and gravelled areas will form a strong framework which will emphasize the landscape structure within the site. This will also assist with the natural drainage of surface water within the site. It is the applicant's desire to enhance the landscape features to the property to complement the proposals.

4.06 APPEARANCE

The appearance of the proposal seeks to preserve the character of the existing property and maintain the appearance, where the existing building condition and physical form are a strong element within the streetscene. The modest new alteration will match the existing in terms of form, scale and materials.

External fenestration has been designed to match in with the existing elevations limiting the impact of the residential features. The resultant juxtaposition between the proposed form and the use of vernacular materials enables the strength of the existing form and design to provide an appropriate and sympathetic visual reference to the characteristics of the existing site and its environs.

4.07 ACCESS

The proposed access to the dwelling will remain as existing from Leith Close for vehicles etc. With regards to the impact upon highway safety conditions along Leith Close it is deemed that no adverse effects will arise from the proposal as no alterations to the existing boundary treatments are proposed.

The proposal will not result in an increased generation of vehicle movements per day, and it is not considered that the development would result in a material impact upon the existing road safety regarding vehicular movements onto Leith Close.



Existing access road to garage



Existing frontage

6.00 CONCLUSION

The physical extent of the development proposed within this residential location has been appropriately designed ensuring the visual impact upon the character, appearance and visual amenity of the locality has been preserved.

It is the applicant's desire to create a high-quality enhancement to the site, the scheme has been designed to the highest standards thus ensuring a quality and sensitive development overall within keeping of its surroundings.

The proposal will not give rise to any adverse impacts upon the residential amenities within the mature vegetation currently enjoyed by existing residents within the proximity of the site. The proposal will make a minor increase in floor area, 16.3 sqm and under 12.1 of Wokingham Borough Council Community Infrastructure Levy, Guidance Notes for Applicants, February 2015, the proposal is exempt from these charges.

The development will not prejudice highway safety conditions along Leith Close or at the junctions immediately adjacent to the property.

Given the proposals lack of encroachment and visibility beyond the immediate vicinity of the site, it is not considered that there would be any harmful visual impact on the residential environment and therefore considered to be acceptable and in accordance with policies CP1 and CP3 of the Core Strategy and relevant sections of the Borough Design Guide.

The development therefore complies with national planning guidance and strategic and local planning policies. On the basis of the evidence and justification set out in this Supporting Statement with the Householder application, it is respectfully requested that this application be approved.