

The Lodge – 178 Bearwood Road – Wokingham

Prior Approval Statement

This statement has been prepared in support of the Prior Approval application for The Lodge, 178 Bearwood Road supporting a separate Permitted Development application.

The Prior approval additions will aid the dwelling in being more appropriate in space and function for the current family. The two side/rear extensions are to be finished in matching materiality and fenestration to the existing, original dwelling. To mitigate biodiversity impact, the flat roofs will be extensively green roofed.

The separate permitted development application aims to further improve the usability of the dwelling, while supporting the family by further providing an ancillary outbuilding consisting of a garage, workshop, home gym and sauna. This will again be paired with a green roof, timber cladding and roof tiles to match the existing dwelling.

All relevant materials are to match the existing dwelling.

Access to the site is to remain unaltered. Access from the site to the dwelling is to be rationalised with a permeable gravel track and provision for parking at the dwelling, paired with garaged parking.