

PLANNING STATEMENT

**Proposed Rear Single-Storey Extension, Two-Storey Side Extension, Ridge Height Increase, Internal Alterations and General Remodelling
13 Wroxham Road, Woodley, RG5 3AJ**

1. Introduction

This Planning Statement has been prepared in support of a full planning application for alterations and extensions to the dwelling at 13 Wroxham Road, Woodley, RG5 3AJ.

This statement has been prepared by **Groom Design Limited**.

The proposed development comprises a rear single-storey extension, a two-storey side extension, a modest increase in ridge height to facilitate improved first-floor accommodation, and associated internal alterations and general remodelling works.

The scheme seeks to enhance and modernise the existing residential accommodation in a manner that respects the character of the host dwelling and the surrounding area.

2. Site Context

The application site comprises a detached residential dwelling located on Wroxham Road within an established suburban residential area of Woodley, RG5 3AJ.

The surrounding area is predominantly characterised by detached and semi-detached dwellings of varied architectural styles, many of which have been extended or altered over time.

The site benefits from a generous residential plot, providing sufficient space to accommodate the proposed extensions without resulting in overdevelopment or harm to local character.

3. Planning History

A review of the planning history for the site confirms that planning permission was previously granted in 2020 under reference **203225** for:

“Householder application for proposed erection of single-storey side/rear extension and single-storey front extension to form a porch, following demolition of existing garage. First-floor extension including insertion of 1 no. roof light, 2 no. front dormers, 2 no. rear dormers, 1 no. side dormer and associated changes to fenestration.”

This extant approval demonstrates that significant extensions and alterations to the property have previously been considered acceptable in principle by the Local Planning Authority.

4. Proposed Development

The proposed development comprises the following elements:

- A rear single-storey extension to enlarge the kitchen/dining/living area and improve natural light and connection to the rear garden.
- A two-storey side extension providing additional bedroom accommodation and/or ancillary living space, improving the overall internal layout and functionality of the dwelling.
- A modest increase in ridge height to facilitate improved first-floor headroom and more practical bedroom accommodation.
- Internal reconfiguration of the existing dwelling to modernise the layout and improve circulation and usability.
- General external remodelling, including alterations to fenestration.

The scheme has been designed to ensure a coherent architectural approach, with extensions remaining subordinate to the original dwelling where appropriate.

5. Design Approach

The design has been carefully developed to integrate with the existing dwelling.

The two-storey side extension is set back appropriately to reduce visual prominence and avoid excessive dominance within the streetscape. The modest ridge height increase is proportionate and enables improved internal functionality without appearing incongruous.

The rear extension is clearly subservient in scale and design, ensuring the original form and character of the dwelling remains legible.

Overall, the proposal seeks to achieve a high-quality, coherent residential extension that enhances both appearance and functionality.

6. Planning Considerations

6.1 Character and Appearance

The proposal reflects the established residential character of Wroxham Road, Woodley, RG5 3AJ, where dwelling extensions are a common feature.

The design is sympathetic and well-proportioned, and would not result in any unacceptable harm to the character or appearance of the area.

6.2 Residential Amenity

The proposal has been carefully designed to avoid unacceptable impacts on neighbouring properties in terms of overshadowing, overlooking, loss of privacy, or overbearing impact.

The scale and positioning of the extensions ensure that neighbouring amenity is preserved.

6.3 Scale and Massing

Although the proposal increases the overall footprint and volume of the dwelling, it remains proportionate in relation to the size of the plot and surrounding built form.

The extensions are appropriately balanced to avoid visual overdevelopment or undue prominence.

6.4 Highways and Parking

The development does not alter existing access arrangements. Adequate on-site parking provision is retained in accordance with relevant local parking standards.

7. Planning Policy Context

The proposal is considered to accord with relevant policies of the Local Development Plan relating to:

- High-quality design and protection of local character
- Safeguarding residential amenity
- Appropriate scale, form, and massing of residential extensions
- Efficient use of existing residential land

The scheme is also consistent with the National Planning Policy Framework (NPPF), which supports well-designed development that enhances existing residential environments and makes effective use of land.

8. Conclusion

The proposed rear single-storey extension, two-storey side extension, ridge height increase, and internal alterations at 13 Wroxham Road, Woodley, RG5 3AJ represent a well-considered and proportionate form of development.

The scheme enhances the usability and quality of the existing dwelling, responds appropriately to its context, and would not result in harm to neighbouring amenity or the character of the area.

Having regard to the extant planning permission and relevant planning policy, the proposal is considered acceptable and is respectfully recommended for approval.
