

Planning statement

Proposed Part Single Storey, Part Two Storey Rear Extension
Lea Heath House, Davis Street, Hurst, Berkshire

Prepared on behalf of Ben Branson & Lisa Mooney



Please note the image above is created by AI and not an accurate representation of the proposal

1. Introduction

This Planning Statement has been prepared to support a householder planning application for a part single storey, part two storey rear extension at Lea Heath House, Davis Street, Hurst, Berkshire.

Pre-application advice was sought from Wokingham Borough Council in respect of a broadly comparable scheme (ref. 252435), and a response was issued on 5 November 2025. This statement takes that advice into account and demonstrates how the current, more developed proposal responds to the principles, policy considerations and design guidance set out by the Council's Planning Officer.

2.Site and Surroundings

Lea Heath House is a Victorian detached dwelling set within a generous plot of just over 0.2 hectares, bounded by tall hedges to the closest neighbouring properties. The garden is predominantly laid to lawn with some mature shrub planting, together with a decked area and open-sided outbuildings surrounding a swimming pool. Several mature trees stand near the site boundary; none are within falling distance of the proposed extension. The Council's pre-application response describes the wider setting as a cul-de-sac of two storey detached dwellings, with the site itself lying outside the settlement limits, in the countryside.



3.Planning History

The following applications relevant to the site are recorded on the Council's planning history:

- 010448: Proposed formation of new access to dwelling - Approved 21/11/2001
- 060367: Proposed insertion of front and rear dormers in roof space and insertion of window on first floor side to dwelling - Refused 05/12/2006
- 072739: Proposed loft conversion to dwelling with rear facing dormer windows - Approved 13/08/2007

Pre-application advice reference 252435 was sought in October 2025 for the erection of single storey and first floor rear extensions following demolition of the existing conservatory, plus changes to fenestration — a proposal materially consistent in principle with that now being submitted.

4.Description of proposed development

The proposal comprises the demolition of the existing conservatory (35.2 sq.m), which is in poor structural repair, and its replacement with a single storey rear extension of 41.8 sq.m. This element will accommodate a relocated kitchen, together with a new boot room and utility room formed through the conversion of part of the existing garage (30.4 sq.m), positioned adjacent to the garage space, now to be used as a gym.

At first floor level, closer to the main body of the house, a first floor extension of 22.5 sq.m is proposed above the existing single storey element, designed in a style to match the existing property. This creates a larger fourth bedroom and family bathroom. Stair access is also provided to storage space within the loft.

All new work will be finished in materials to match the existing dwelling, namely brick and slate. New ground floor windows will be of a Crittall style, introduced as a deliberate and complementary contemporary detail against the traditional palette of the host building.

In total, the works create 41.8 sq.m of new ground floor extension in place of the conservatory and 22.5 sq.m of new first floor extension (29.1sq.m of net new floorspace), together with the conversion of 30.4 sq.m of existing garage floorspace to habitable use. The proposal therefore falls comfortably below the 100 sq.m threshold at which the Community Infrastructure Levy applies (see Section 5.9).

5.Planning policy context

The application has been assessed against the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), the Wokingham Borough Core Strategy and Managing Development Delivery Local Plan, and the Borough Design Guide and relevant Village Design Statement.

5.1 Principle of Development

Relevant policies: CP9, CC01, CC02, CP11, CP12.

The site lies outside defined settlement limits and falls to be considered under Policy CP11, which strictly controls development in the countryside but permits appropriate extensions provided they do not lead to excessive encroachment or expansion away from the original building, and do not result in an inappropriate increase in the scale, form or footprint of the original dwelling.

The Council's pre-application response confirmed that a proposal of this broad description would be proportionate to the size of the site, would maintain the sense of openness associated with the dwelling's rural setting, and would not result in unacceptable harm or inappropriate encroachment into the surrounding countryside. The current scheme, which follows the same footprint logic, replacing the conservatory at single storey and adding a matching first floor element set behind the principal building line. It is considered to remain compliant with Policy CP11 for the same reasons.

5.2 Character and Design

Relevant policies: CP1, CP3.

The single storey element occupies a very similar footprint and outlook to the existing conservatory it replaces, and its eaves height has been kept in line with the Council's advice that it should match the existing conservatory in scale, so that it continues to read as a minor, subservient addition.

The first floor element does not project beyond the existing rear building line established by the single storey range below. It has been designed as a subservient feature to the host dwelling, with a roof form, brick and slate finish that are complementary to, and consistent with, the character of the existing Victorian house, in line with the Council's pre-application comments. The Crittall-style windows at ground floor are a considered, high-quality detail that reflects the garden-room character of the space without undermining the traditional appearance of the host building.

The proposal is considered to maintain and enhance the quality of the environment in accordance with Policy CP1, and to be of an appropriate scale, form and design that responds positively to its surroundings in accordance with Policy CP3.

5.3 Heritage

Relevant policy: TB24.

The Council's pre-application response confirmed no heritage impact arising from the previous scheme. The current proposal, being of a comparable scale, form and siting, is not considered to raise any heritage concerns, notwithstanding the age and character of the host dwelling.

5.4 Neighbour Amenity

Relevant policy: CP3.

Ground floor openings to the single storey element are screened by the existing boundary hedging, and the outlook is very similar to that of the existing conservatory; no overlooking concerns therefore arise at ground floor level.

At first floor level, the Council's pre-application advice identified that new windows on the side elevation would result in an oblique, rear-to-rear relationship with Birkdale House, with separation distances of between approximately 6.65m and 12.50m against a 12m minimum set out in the Borough Design Guide, and a separation of approximately 15.85m to the rear of Belfrey House against a 22m minimum back-to-back standard. The Officer noted that established boundary vegetation of significant height provides natural screening that limits overlooking in practice.

The current scheme proposes two new windows to the side elevation, in the arrangement assessed at pre-application stage, together with a single window to the rear elevation serving the family bathroom, which will be glazed in obscure glass. On this basis and having regard to the tall boundary hedges enclosing the site, no unacceptable overlooking of neighbouring occupiers is considered to arise.

Given the modest, subservient scale of the extensions and their siting behind the existing building line, no unacceptable overbearing impact or loss of light to neighbouring occupiers is anticipated.

5.5 Highways and Parking

Relevant policy: CP6.

The proposal does not increase the number of habitable rooms at the property. The existing garage and driveway are retained in full, and there is therefore no additional demand for on-site car parking and no reduction in existing parking or cycle storage provision.

5.6 Ecology

Relevant policy: CP7.

The Council's pre-application response noted that the site lies within habitat consistent with recorded bat roosts in the Borough, and that the proposed roof works may require the application to be supported by a bat survey. A bat survey has been carried out and will accompany the planning application. Any survey findings and, where necessary, mitigation measures will accord with the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017.

5.7 Trees and Landscape

Relevant policy: CC03.

Several mature trees stand near the site boundary; however, none are within falling distance of the proposed extension and no trees are affected by the proposal. No landscape issues therefore arise, consistent with the Council's pre-application advice.

5.8 Flooding and Drainage

Relevant policy: CC09.

No drainage issues arise from the proposal, consistent with the Council's pre-application advice.

5.9 Community Infrastructure Levy

The proposal creates 29.1 sq.m of net new floorspace (41.8 sq.m at ground floor in place of the existing conservatory and 22.5 sq.m at first floor); the further 30.4 sq.m relates to the conversion of existing garage floorspace rather than new build. The total new floor area therefore falls below the 100 sq.m threshold at which the Community Infrastructure Levy applies, and no CIL liability is anticipated.

6. Conclusion

The proposed part single storey, part two storey rear extension has been designed to directly reflect the principles, scale and detailing supported in the Council's pre-application advice of 5 November 2025 (ref. 252435). The development is modest and subservient in scale, replaces a conservatory in poor repair with a well-considered contemporary garden room and utility arrangement, and extends at first floor in a form and material palette that respects the character of this Victorian dwelling.

The proposal is considered to accord with the relevant policies of the National Planning Policy Framework, the Wokingham Borough Core Strategy and Managing Development Delivery Local Plan, and the Borough Design Guide. We hope therefore the proposals will be recommended for approval.

