

Planning Statement

Proposed works @ 42 Copse Drive, Wokingham RG41 1LX

Feb 2026

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This planning statement accompanies a Lawful Development Application for the proposed works:

- Conversion of garage to habitable room with insertion of window to front elevation;
- Conversion of loft to habitable space with insertion of rear-facing dormer and 3 rooflights;
- Insertion of side facing window with sill height 1.7m above finished floor level.

42 Copse Drive is located on an estate where precedence has already been set for conversion of garages. It is proposed to remove the existing garage door and replace it with a large window to match the style and finish of the existing windows on the property.

Parking would be retained on the front drive.

The existing external brick walls of the garage and the roof and floor would be insulated to meet current Building Regulations.

Conversion of the loft to a habitable space complies with Permitted Development guidance. The cladding material of the dormer will match the existing cladding to the front of the dwelling.

The new window to be inserted on the side elevation to bring light to the new staircase will have its window sill set at over 1.7m above the finished floor level.