

Planning Statement

Site Address: 8 Westview Drive, Twyford, Wokingham, RG10 9BP

Retrospective Planning Application – Increase in Height to Approved Extension and Addition of Front Porch

1. Introduction

This Planning Statement has been prepared in support of a retrospective planning application relating to development at the application property.

Planning permission reference **250489**, approved on 17th April 2025, granted consent for:

The erection of a single storey front extension to the existing attached garage.

A subsequent approval was granted to vary Condition 2 (Approved Plans) to allow amendments to the fenestration details. Approved 12th December 2025

This retrospective application seeks planning permission for:

- A modest increase in the height of the approved single storey front extension;
- A corresponding increase in height to the remainder of the single storey garage element along the left-hand side of the dwelling; and
- The addition of a new front porch, which was not included within the original approval.

The remainder of the development has been carried out in accordance with the previously approved scheme.

2. Description of Development

Height Amendment

During construction, the ridge and wall plate heights of the approved single storey front extension and adjoining left-side garage element were slightly increased. This was undertaken to improve buildability, ensure consistent roof alignment, and provide appropriate internal ceiling heights.

The footprint, projection, and general form of the approved extension remain unchanged.

Front Porch

A modest front porch has been constructed to provide improved weather protection and a clearer entrance feature to the dwelling. The porch is small in scale, single storey in form, and proportionate to the host property.

The design complements the existing dwelling through matching materials and detailing, ensuring visual cohesion.

3. Planning Considerations

Scale, Design and Character

The extension and garage element remain single storey and subordinate to the principal dwelling. The increase in height is limited and does not materially alter the overall massing or appearance of the building.

The newly constructed porch is modest in scale and reads as a typical domestic addition. It enhances the legibility of the main entrance without appearing visually dominant or incongruous within the street scene.

Overall, the development preserves the character and appearance of the host dwelling and surrounding area.

Residential Amenity

Given the limited increase in height and unchanged footprint, there is no material additional impact in terms of overshadowing, overbearing effect, or loss of outlook to neighbouring properties. The front porch is positioned to the principal elevation and does not give rise to overlooking or amenity concerns.

The development therefore remains acceptable in residential amenity terms.

Visual Impact

From the public realm, the amendments are subtle. The single storey form is retained, and the scale remains appropriate within the context of neighbouring dwellings. The porch addition contributes positively by providing architectural definition to the entrance.

4. Biodiversity and Statutory Requirements

The application site comprises an established residential curtilage within a built-up suburban area. The development relates to a modest increase in height to an already approved single storey extension and garage element, together with the addition of a small front porch.

The proposal does not extend materially beyond the previously approved footprint and does not result in the loss of any trees, hedgerows, or priority habitats. The works are confined to domestic garden land and previously developed areas within the curtilage of the dwelling.

Under the Biodiversity Net Gain (BNG) provisions introduced through the Environment Act 2021, certain forms of householder development are exempt where they are within the curtilage of a dwellinghouse and do not impact priority habitat. The development in this

instance is minor in scale, located entirely within residential curtilage, and does not affect any identified ecological assets.

Given the limited scale and nature of the works, it is considered that the proposal qualifies as exempt development for the purposes of mandatory Biodiversity Net Gain. The development does not give rise to measurable ecological harm and does not necessitate the submission of a full biodiversity metric or ecological survey.

The proposal therefore accords with statutory biodiversity requirements and relevant local and national planning policy objectives.

5. Conclusion

The retrospective elements of the development comprise:

- A modest and proportionate increase in height to the approved single storey extension and garage element; and
- The addition of a small, well-designed front porch.

The development remains subordinate, visually appropriate, and does not result in material harm to neighbouring amenity or the character of the area. The proposal represents a minor alteration to an already approved scheme and is consistent with established residential design principles.

It is therefore respectfully requested that retrospective planning permission be granted.