



4 Old Mill Court

Planning Statement
(July- 2024)

Purpose of this document:

This document supports a planning submission to Wokingham Borough Council. The proposal is for a single storey rear extension, floor plan redesign and all associated works at 4 Old Mill Court, RG10 9AF

The property is not in a conservation area, nor is it a listed building.

Description Of the proposal

The current property is poorly divided, with an unorganized kitchen and living space that makes it difficult to enjoy both the interior and the pleasant garden view.

The proposal involves adding a 4m extension to create a modern open-plan living, kitchen, and dining area. This new space will be suitable for a growing family and enhance the owner's daily life by opening up the interior to the garden and improving the overall flow of the home.

Considerations:

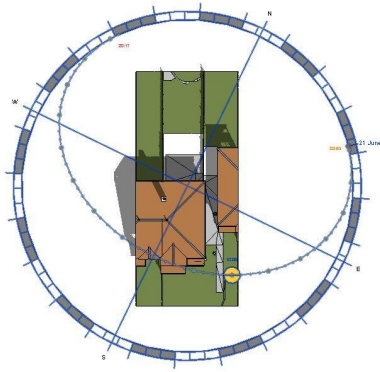
The design takes into consideration both neighboring properties and ensures there is no adverse effect on the amenity spaces for both:

- The side gap between No. 05 and No. 04 is maintained, which causes no harm to No. 05's amenity.
- The sun direction was carefully considered between No. 03 and No. 05, and the height of the flat roof was kept to a minimum to ensure it doesn't clash with the 45-degree angle.

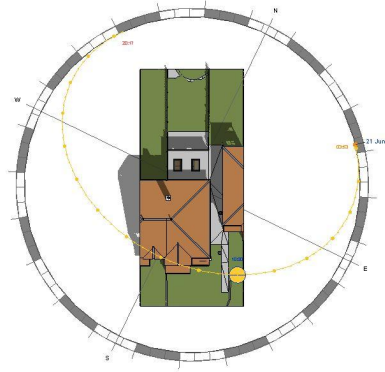
Please see the solar study below comparing No. 03 and No. 04.

Summer Solar Study:

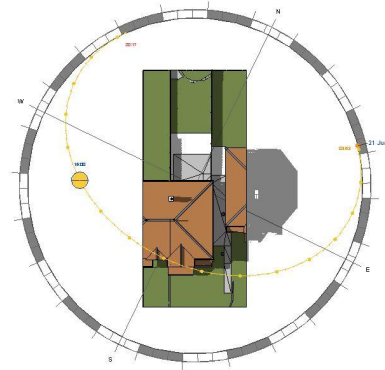
The image below compares shadow patterns during summertime, contrasting the existing conditions with the proposed changes.



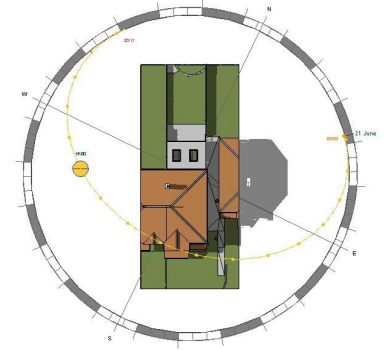
Morning Summer Solstice
Existing house



Morning Summer Solstice
Proposed Extension



Afternoon Summer Solstice
Existing house

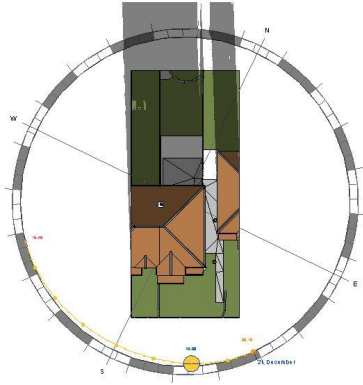


Afternoon Summer Solstice
Proposed Extension

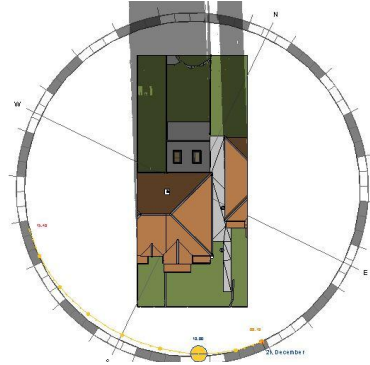
As per the above The new extension will not create any shadows beyond those already cast by the existing structure

Winter Solar Study:

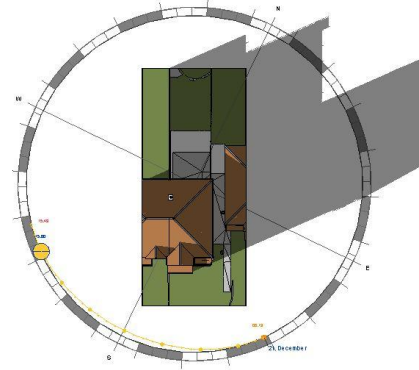
The image below compares shadow patterns during wintertime, contrasting the existing conditions with the proposed changes.



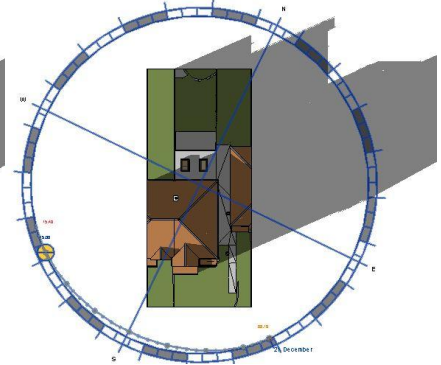
Morning Winter Solstice
Existing house



Morning Winter Solstice
Proposed Extension



Afternoon Winter solstice
Existing house



Afternoon Winter solstice
Proposed Extension

As per the above The new extension will not create any shadows beyond those already cast by the existing structure

Local precedents

091321 - 8 Old Mill Court, High Street Twyford Reading RG109AF

Proposed erection of single storey rear extension to provide orangery

203112 - 35 Wargrave Road Twyford Wokingham RG10 9PB

Householder application for the proposed erection of a single storey rear extension following demolition of the existing rear conservatory plus the addition of 2no. rooflights

072912 - 12 Old Mill Court, High Street Twyford Reading RG109AF

Proposed erection of a single-storey rear extension to existing dwelling.

Conclusion

The precedence researched demonstrates the previous approvals of projects of a similar nature for rear ground extensions submitted under Householder applications.

We believe the proposal fits in with the local context and will not disturb the surrounding streetscape due to the fact that the existing streetscape has a combination of house types and styles due to years of different extensions and alterations.