

# DESIGN STATEMENT

## 1 ST HELIER CLOSE, WOKINGHAM, RG41 2HA



**FRONT VIEW**



**REAR VIEW**

This Design Statement has been prepared in support of a householder planning application at 1 St Helier Close, Wokingham, **RG41**. Specifically, the works comprise: **Erection of a rear roof dormer extension with the addition of five rooflights to the front roof slope.**

The property is not listed and is not within the boundaries of a Conservation Area.

### INTRODUCTION:

This statement sets out the design rationale for the proposed development and demonstrates compliance with the National Planning Policy Framework (NPPF 2023), the Wokingham Local Plan, and the Wokingham Borough Council design guidance for residential extensions and loft conversions.

### SITE AND SURROUNDINGS:

The application site is located at 1 St Helier Close, Wokingham, a residential close within the Borough of Wokingham, Berkshire. The area is characterised by detached residential properties predominantly constructed between 1983 and 1990, typical of the wider suburban residential character of Wokingham. The surrounding area is characterised by a suburban residential streetscape of detached and semi-detached family dwellings. The properties along St Helier Close are of broadly consistent scale, massing, and architectural character, with pitched roofs and traditional residential materials.

The application property is a detached residential dwelling in use as a single family home. The property is of traditional construction with a pitched roof, consistent with the character of the surrounding properties along St Helier Close. The existing loft space is currently unused and uninhabitable. The property is in good condition and well maintained.



## EXISTING SITE AND ITS SURROUNDINGS

### PROPOSED DEVELOPMENT

It is proposed to erect a rear roof dormer extension to the existing pitched roof. The dormer is positioned entirely to the rear elevation of the property, away from the public street scene, and has been carefully designed to be subordinate in scale and massing to the existing roof. The dormer will provide natural light, headroom, and ventilation to the proposed loft accommodation. It does not dominate the existing roofscape and respects the character of the surrounding residential area. All external materials will match or complement the existing dwelling, including roof tiles, brickwork, and window frames.

In addition to the rear dormer, it is proposed to add five rooflights to the front roof slope. The rooflights will provide additional natural light and ventilation to the proposed loft accommodation whilst maintaining the established appearance of the front roof slope. The use of rooflights to the front slope rather than a front-facing dormer is a deliberate design decision, intended to minimise the visual impact of the development on the street scene and preserve the established roofscape character of **St Helier Close**.

### SCALE AND MASSING:

The proposed rear dormer is subordinate in scale to the host dwelling and the existing roof. It does not extend to the full width of the house and sits below the ridge line, ensuring it reads as a modest addition to the existing dwelling rather than a dominant new element.

## **STREET SCENE IMPACT:**

The proposed rear dormer is not visible from the public highway and will have no adverse impact on the established character or appearance of St Helier Close. The front rooflights are low-profile and do not project significantly beyond the existing roof plane, maintaining the clean roofline as seen from the street.

## **MATERIALS:**

All external materials will match the existing dwelling. Roof tiles will match the existing tiles. Window frames will be consistent with existing fenestration. No new or incongruous materials are proposed.

## **NEIGHBOURING AMENITY:**

The proposed rear dormer has been designed to avoid overlooking or loss of privacy to neighbouring properties. Windows within the dormer will be positioned and oriented to minimise any direct overlooking of adjacent gardens or habitable rooms. The development will not result in any unacceptable loss of light or overshadowing to neighbouring properties.

## **ACCESS:**

The proposed development does not alter the existing means of access to the property. The principal entrance remains at the front of the dwelling. No changes are proposed to parking provision, boundary treatments, or vehicular access arrangements.

## **CONCLUSION**

The proposed rear roof dormer extension at 1 St Helier Close, Wokingham, RG41 2HA represent a modest and well-designed addition to an existing detached residential dwelling. The proposal is sympathetic to the host building and the surrounding residential character of St Helier Close, and will not cause harm to the amenity of neighbouring properties or the appearance of the street scene. The development complies with the National Planning Policy Framework (2023) and the relevant policies of Wokingham Borough Council.

**It is respectfully requested that Wokingham Borough Council look favourably upon this application and grant planning permission accordingly.**