

## **Planning Statement - 25 Allnatt Avenue, Winnersh, RG41 4AU**

**Design and Access:** This application is for the provision of a ground floor bedroom and level access shower for a disabled man. The design is bespoke for his particular needs, access to the main property is via a purpose built 1:20 gradient ramp to the right hand flank of the property and access to the garden is via a 1:20 gradient ramp from the new bedroom. To the front of the property the front garden is to be adapted to provide a Sustainable Urban Drainage System full width hardstanding area to allow him wheelchair access to the property via an existing concrete path. The rear extension has been specifically designed to cater for his needs.

**Landscaping:** There are no landscaping implications impacting on this application.

**Parking provision:** As the occupancy of the site remains unchanged there is no impact on parking provision.

**Planning Statement:** The proposed extension is to the rear of the existing property. There will be minimal impact visually to surrounding properties and when viewed from the street.

**Community involvement:** There is no significant impact on the local community.