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CRP/bb/2447

36, Shefford Crescent, Wokingham, RG40 1YP – Part conversion of garage into habitable accommodation

Householder planning application; Design Statement regarding the proposal

The Property

36, Shefford Crescent is a terraced property of traditional construction (**Photograph 1**). This property has not been developed considerably since the time of original construction. The dwelling has a brickwork finish with cladding and tile hanging to the front elevation. An integral garage is situated to the front left-hand side of the property. The ground floor comprises a kitchen with separate dining room with the existing garage used as storage.



Photograph 1 – Front elevation as viewed from Vickers Close

The Site

The site is located on Shefford Crescent with properties to the left and right-hand boundaries. This property is set back off the main road with a driveway to the front edge of the property with adequate parking provision for two vehicles (**2447/SK.1**). Several properties within Shefford Crescent have been developed and include approval for the part conversion of their existing garages into habitable accommodation.

The Proposal

This application is to be read in conjunction with the following documentation: -

- ‘As existing’ and ‘as proposed’ elevations and floor plans; Drawing No. **2447/01 to 2447/02.**
- Site plan showing parking provision and site location plan **2447/SK.1 and 2447/SK.2.**

In order to improve the use of the existing space in this family home, this proposal seeks to convert part of the existing garage space into habitable accommodation. The alterations will allow for the creation of an open plan kitchen/ diner with storage maintained to the front of the property. The proposed conversion of the garage is to be of a similar style and in-keeping with the main dwelling and existing neighborhood development. The resulting conversion will retain a garage door to the front elevation with no proposed changes to the side or rear elevations.

This proposal seeks full householder planning permission.

Wallace Bacon Consultants, July 2024