



The Application Site In Context



Site Info:

Location: 5 Erleigh Court Gardens.
Earley. RG6 1EH

Applicant : Mr. Shzam Chaudhury

Local Authority: Wokingham Borough
Council

Introduction:

This Design & Access Statement has been prepared in support of a Householder Planning Application for the extension of an existing three bedroom family dwelling. The proposal seeks to enlarge and improve the existing home to create a four bedroom family residence by means of a two storied side extension, a single storied porch extension to the front, and a combination of single and two storeied rear extension.

The design has been sensitively developed to respond to the local context and to comply with the relevant planning guidance, ensuring that the amenities of neighbouring properties are protected, and the overall character of the area is maintained.

Existing Site and Context:

The existing property is a two storied, three bedroom semi-detached dwelling located in a predominantly residential area. The dwelling benefits from an attached garage and a driveway. The architectural character of the surrounding area is mixed, with a variety of extensions and modifications evident on neighbouring properties, including both side and rear extensions.

The property shares boundaries with residential neighbours on both sides at no 3 and 7 Erleigh Court Gardens where both the properties have been extended at rear by approximately 4m. The proposal has been developed to respect these relationships.

Proposed Development

The application seeks planning permission for the following extensions:

Two-storey side extension:

This will be constructed over the footprint of the existing garage and extend the internal living space. It will allow the addition of a fourth bedroom and enhance the ground floor layout. Rooflines, eaves heights, and materials will match the existing dwelling to maintain consistency.

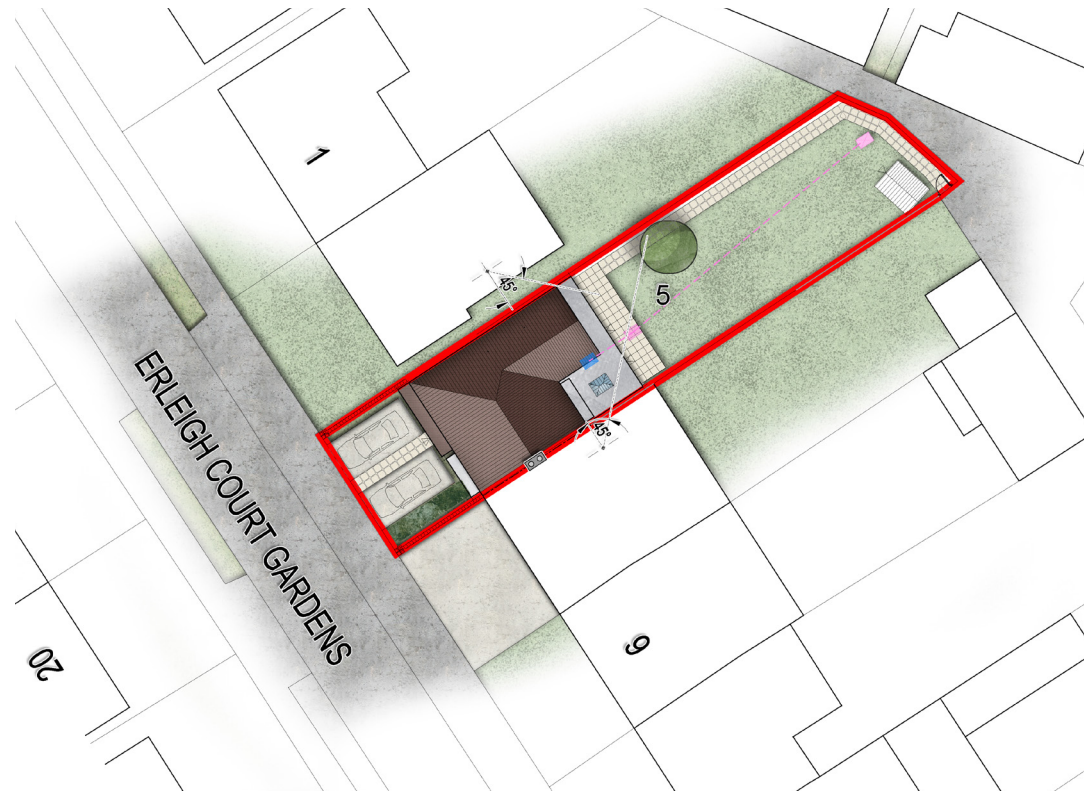
Single-storey front porch extension:

A modest and proportionate porch will be added to enhance the entrance, provide weather protection and improve the appearance of the front elevation.

Rear extension (combination of single- and two-storey elements):

The single-storey rear extension will not project beyond the existing single-storey rear extension of the neighbouring property, ensuring that it respects the established building line and avoids overbearing impacts.

The two-storey rear extension has been designed with consideration of the 45° rule from the centre point of the nearest upper-floor window of the adjacent neighbouring dwelling. The design ensures that the extension does not encroach on this notional line, thereby protecting the neighbouring property's outlook and access to daylight.



Parking Arrangements

The existing arrangement on the proposed development benefits from 2 allocated parking spaces which will be retained and improved with upgraded soft and hard landscaping in line with Wokingham Borough's prescribed parking standard under adopted SPD.

Design Proposal



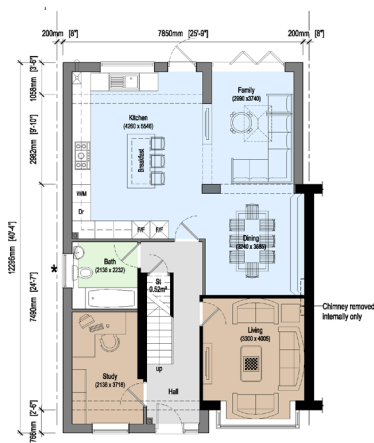
Proposed Front Elevation

Proposed Side Elevation

* Fixed Shut and opaque glazed high window

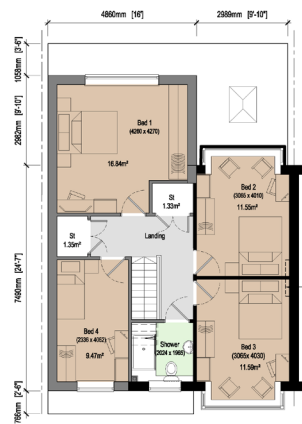
Proposed Rear Elevation

Proposed Side Elevation

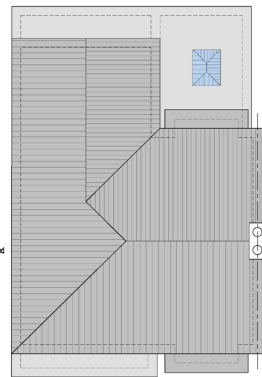


Proposed Ground Floor Plan

* Fixed Shut and opaque glazed high window



Proposed First Floor Plan



Proposed Roof Plan

Privacy and Amenity:

The proposed development is designed to avoid any undue impact on neighbouring properties. Only window in the side elevation will be fixed shut and obscure glazed to maintain privacy.

Daylight and Overshadowing:

Careful consideration has been given to prevent overshadowing of adjacent properties. The design complies with the 45° rule for rear-facing upper floor windows, and the rear projection has been limited to align with neighbouring extensions.

Access

The existing vehicle and pedestrian access arrangements will remain unchanged. The proposed extensions will not impact the existing driveway or parking arrangements. The porch will provide an improved and more accessible entrance to the home.

Scale and Massing:

The proposed extensions have been designed to remain subordinate to the original dwelling and to reflect the scale and massing of other developments in the area. The ridge height of the new side extension will align with the existing roofline.

Appearance and Materials:

External materials will match or closely complement those of the existing building, including brickwork, roof tiles, and window styles, ensuring a cohesive and sympathetic appearance.

The proposed development is a carefully considered and proportionate extension to an existing family home.

It respects the character of the existing dwelling and surrounding area while preserving the amenity of neighbouring properties, and enhances the functionality and value of the property for family use.

The design complies with local planning policies and guidelines, including those concerning scale, appearance, and the protection of neighbour amenities.

We respectfully request that planning permission be granted for this application.



Current Frontal View



Current Rear View



Current Side View



Current connection
with 7 Erleigh Court
Gardens



Current connection
with 3 Erleigh Court
Gardens



Current Street View to 5 Erleigh Court Gardens

Site Photographs