

T/2799

Design and Access Statement

**27 Charwood Road
Wokingham
Berks
RG40 1RY**

Site Analysis:

The property is a semi-detached house, adjacent to a walkway to de Vitre Green. The site is mainly flat. There is a single storey structure forming a garage and outbuildings which have been built up to the boundary bordering de Vitre Green. There has been an extension to the other semi detached property.

The property is in need of modernising and updating to a more suitable family home and be in keeping with the larger houses nearby.

There is ample parking and turning space to the front of the property.

Design principles:

The proposal is to demolish the garage and outbuildings and build a two storey extension with a further single storey extension to the rear. The first floor extension will form an additional bedroom ensuite and the ground floor will allow space for a modern family living space along with garage and WC area.

Design Solutions:

The proposal footprint matches a development in nearby **Woodrow Drive (no 35) – Planning number 200544**. The proposal was granted to extend 5m to the side. Our proposal is also 5m to the side in a less prominent position and without any detriment to neighbouring properties.

We have considered the extension built on the opposite side at No29 Charwood Road which has extended close to the boundary.

Our proposal is to remove all new work away from the boundary and provide over 1200mm walkway to the rear.

The external walls will have the same treatment as existing and match current materials, and roof tiles will match. Upvc windows to match existing will be installed.

The proposed first floor extension is set back from the front and will be subservient to the host dwelling. The rear extension will project slightly more than the adjacent property and is well within any 45 degree angle.

Impact on the street scene:

It is considered that although the roof profile of the dwelling will change as a result of the proposal, the extension will maintain the existing character of the dwelling and to some extent be more in keeping having removed the large flat roofed area to the side. Therefore it is not considered that the proposed extension will have an adequate negative impact upon the street scene.