

DESIGN AND ACCESS STATEMENT

Householder Planning Application

Introduction

This Design and Access Statement has been prepared in support of a householder planning application for a single-storey rear extension and a single-storey front entrance enclosure (porch) at the property identified below. The statement explains the design rationale and demonstrates how the proposal responds positively to its context, complies with relevant planning policies, and provides safe and inclusive access.



Site Details

- **Address: 54 Loudon Square, Earley, Wokingham, RG6 1FN**
- Applicants: Mr Hemachandran Ayyasamy & Mrs Thenmozhi Rajendran
- Agent: Thineshkumar Yogarajah BSc (Hons) in Civil Engineering
- Development Type: Householder
- Pre-Application Reference: 252796

The application site comprises a two-and-a-half-storey semi-detached dwelling forming part of a residential development constructed in 2017. The surrounding area is characterised by dwellings of similar scale, form, and material palette, resulting in a consistent and cohesive street scene.



Description of the Proposed Development

The proposal comprises:

- A single-storey rear extension projecting approximately 3.635 metres from the existing garage wall, which itself extends around 2 metres beyond the original rear wall of the dwelling.
- A single-storey front entrance enclosure (porch) formed by enclosing the existing awning area with a fully glazed aluminium door and window system to provide weather protection and improved functionality.
- The rear extension will have a flat roof incorporating one rooflight measuring 1.0 m × 1.2 m to provide natural daylight.
- All external materials will match the existing dwelling, ensuring visual continuity.

The development will facilitate the conversion of the existing garage to habitable accommodation and provide additional internal living space to meet the needs of the occupants.

Design Principles

Amount

The scale of development is modest and proportionate to the host dwelling and plot size. The extensions are limited to single storey and do not result in overdevelopment of the site.

Layout

The rear extension follows the existing building line of the garage and is positioned to minimise impact on neighbouring properties. The front entrance enclosure utilises the

existing porch canopy footprint, ensuring no significant projection beyond the established building line.

Scale and Massing

The height, depth, and massing of both extensions are subordinate to the main dwelling. The flat roof design ensures that the extensions remain visually recessive and do not dominate the host property or the street scene.

Appearance and Materials

The proposed extensions will use materials that match the existing dwelling, including brickwork and fenestration style, to maintain architectural consistency. The use of glazing at the front entrance enclosure is lightweight and transparent, minimising visual impact and respecting the character of the area.

Impact on Character and Appearance

The proposal has been carefully designed to respect the character of the host dwelling and the wider residential development. The front entrance enclosure will maintain the rhythm and appearance of the street scene, while the rear extension will have limited visibility from public viewpoints. Overall, the development will have a neutral to positive impact on the character and appearance of the area.

Residential Amenity

The proposal has been assessed against the Borough Design Guide and Core Strategy policies relating to neighbour amenity:

- No unacceptable loss of daylight or sunlight will occur due to the single-storey nature of the extensions.
- There will be no harmful overlooking or loss of privacy, as window positions and boundary treatments have been carefully considered.
- The extensions will not result in an overbearing impact on adjoining properties.

Access Considerations

The proposal maintains and enhances safe and inclusive access:

- The enclosed front entrance improves weather protection and usability for all occupants and visitors.
- No changes are proposed that would adversely affect pedestrian or vehicular access.
- The site benefits from level access from the public footway to the dwelling entrance.

Parking and Cycle Provision

As advised in the pre-application response, the existing garage will be converted. To address this:

- One off-street driveway parking space will be retained within the property boundary.
- Secure cycle storage is provided as a secondary and sustainable mode of transport.

This approach accords with Policy CC07 and Appendix 2 of the Managing Development Delivery Local Plan.

Trees, Landscaping, and Ecology

The site lies within an area covered by a Tree Preservation Order; however, there are no trees within the application site, and no tree works are proposed. The Council has confirmed that no tree survey or ecological assessment is required for this development.

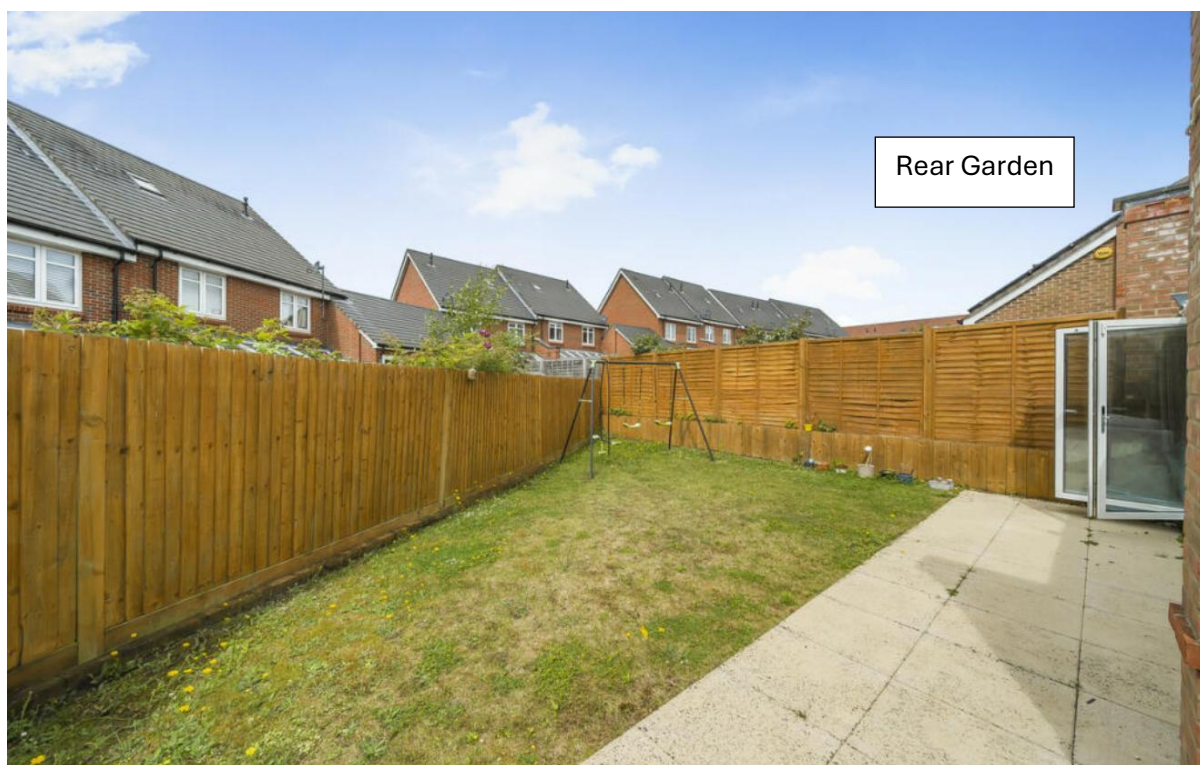
Conclusion

The proposed single-storey rear extension and front entrance enclosure represent a well-designed, modest, and sympathetic form of development. The scheme accords with national and local planning policy, respects the character of the area, safeguards neighbouring amenity, and provides appropriate parking and access arrangements.

The proposal reflects the positive conclusions of the pre-application advice and is considered acceptable in planning terms. Approval is therefore respectfully sought.

More Photos





Rear Garden