

Design & Access Statement

Site Address: 109 Bean Oak Road, Wokingham, RG40RJ

Date: 20th November 2024

Prepared by: Mr A S Bhamra

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Use:

The current use of the property is residential and will remain as this. The proposed is a first floor side extension over the existing single storey side extension and ground floor side extension. The Design of the layout and structure has been undertaken with the guidance of the approved policy.

Amount of Development:

The first floor side extension is proposed to be built over the existing side extension this extension is proposed to be constructed to create an additional bedroom.

The proposed single storey side extension is proposed to be used as a playroom and existing playroom to be used as a study.

Layout:

The layout has no effect to public routes and there has been no change to the boundary of the plot no new access to the site are proposed as the design will make use of existing access to the plot please see site plan for clarity.

Landscaping:

Any planting of trees, hedges, shrubs, plant will take place in the first planting season once construction has finished. A landscaping scheme can be made available on request if it is required.

Appearance:

The external appearance of the extension will closely match the existing dwelling all proposed external materials to be used on the extension are to match the existing dwelling.