

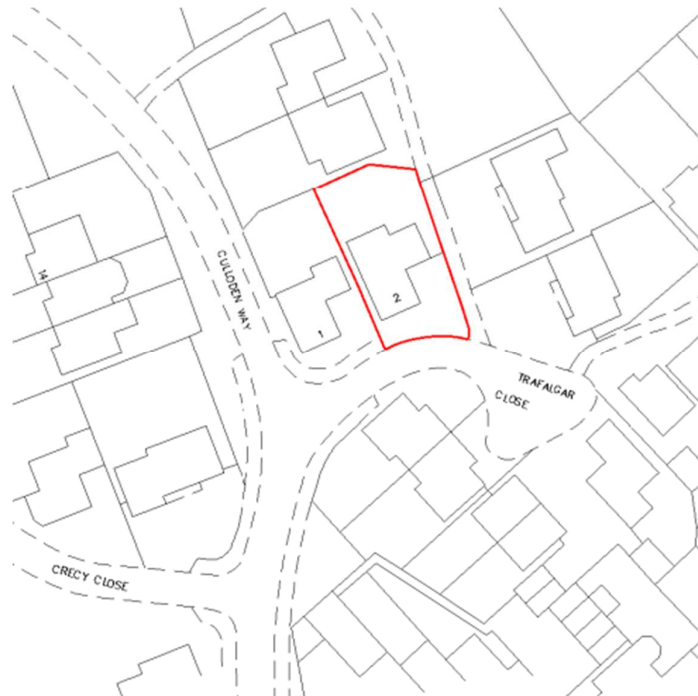
C5077

2 Trafalgar Close, Wokingham, RG41 3UP

Planning, Design and Access Statement

HOUSEHOLDER PLANNING APPLICATION

Version 0



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Create Home Design and Michael Aubrey Structural Engineers
are trading names of Michael Aubrey Barrow Ltd.

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Introduction

This statement has been prepared on behalf of our client, who is seeking full planning permission for a rear extension within the footprint of their existing conservatory, which is to be demolished.

This Design and Access Statement has been prepared in accordance with the guidance published by CABE, the Commission for Architecture and the Built Environment.

Site Location & Context

The application site is 2 Trafalgar Close, Wokingham. The location benefits from its' close proximity to transport links such as Heron Road Bus Stop (0.3 miles away), Wokingham Train Station (1.5 miles away), and Junction 10 of the M4 Motorway (6.1 Miles).

The site is located in Woosehill, where large detached 1980s houses offer ample space and comfort for residents. The houses are characterised by their brick structure, low pitched roofs and large window with glazing bars, adding to the spacious feel of the area.

Existing Site Information

The site is located in Trafalgar Close and is a broadly rectangular plot of land. The front and rear of the site is approximately 12m wide, the site spanning no more than 14.2m at its widest. The overall site area is approximately 329 sqm (0.03 hectares). The site is largely enclosed by close-boarded fencing, hedgerows, and some young trees, enhancing the feeling of privacy and green-ness. The house is set back from the road allowing for two off road car parking spaces at the front of the property.

The existing dwelling, centrally located on the site, is approximately 1m from the closest boundary. Access, currently situated to the south of the site off Trafalgar Close. There is ample parking space at the front of the property which also allows for turning space. To the rear of the house is a patio and garden.



Front Elevation (South)



Rear Elevation (North)

Planning History

There is a previous addition to this house in recent years that sought and gained planning approval:

2008 – Proposed erection of a single storey rear extension to form conservatory – APPROVED.

No external advice has been sought ahead of this single storey rear extension proposal.

In the wider neighbourhood, several examples of development are visible. Front, side, and rear extensions, which can be seen from the road, have been approved. Some examples are:

Approved: 17 Crecy Close

203084: Householder application for the proposed erection of a part two storey, part first floor side extension to existing dwelling, internal alterations and changes to fenestration.

041100: Proposed single storey side extension to dwelling.



Approved: 11 Crecy Close

000791: Proposed two storey side extension to dwelling.



Approved: 22 Culloden Way

190731: Application for the submission of details to comply with the following condition of planning consent 180877 (05/07/2018). 4. Details of boundary walls and fences.



The Proposal

Proposed Development

The proposal is for the demolition of an existing conservatory and an extension to be rebuilt within the same footprint. The aim is to upgrade the existing property and to modernise the look, improve comfort and functionality, along with prolonging the life of the building.



Proposed Rear View

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The property's footprint and the house's internal floor space are to remain as existing. Minimal changes to the internal layout are proposed to create more usable space for the client.

Appearance

The proposed extension is to be in keeping with the existing property but with full height glazing to maximise natural light, as this elevation faces north. The materials proposed are:

- Brick, to match existing
- Insulated new roof will be added to the extension with tiles to match the house
- Floor to ceiling windows and doors to help maximum light in a north facing property
- 3 roof lights to maximise north light

Energy Retrofit Opportunities

Opportunities for upgrading the existing building fabric and systems include:

- Replacement of conservatory windows and doors with far more efficient, new ones
- Upgrading to a solid roof construction

Access

The existing access to the site will be retained off Trafalgar Close. The driveway will remain as it is, with space for two cars to park. There is good access to the rear via the right-hand side of the property.

Parking

There are no habitable spaces being added to this property, only replacement of like for like. Therefore, no further car parking space is required. The existing number of spaces will be retained.

Landscaping

Where possible, the existing trees, plants, hedges, and grass will be retained. The existing amenity space will remain as it is.

Ecology

The Wokingham BC Local Validation Checklist deems that a Great Crested Newt Survey is not required for this site. A bat survey is not required – as seen on the WBC Planning and Constraints Map.

Waste and Recycling

The existing waste and recycling bins are located on the side of the property and will remain as such. The bins are collected from Trafalgar Close on council-nominated collection days.

CIL Liability

There are no new dwellings nor net additional floor space of 100 square metres or more proposed for this property, therefore it is thought the proposed development is not liable for CIL. A CIL 1 Form has been submitted as part of this application.

Conclusion

Throughout this document and the associated drawings, the modernisation of the rear extension from conservatory to our proposed construction will improve the exterior appearance of the dwelling. It will also change the current usage of the existing space and improve the day-to-day life of the occupier.

The internal alterations are considered not to impact neighbouring properties within Trafalgar Close.

The development has also been designed to retain all trees in the vicinity.

For the reasons detailed in this document, permissions should be granted for planning rear extension within the existing conservatory's footprint.