



PLANNING STATEMENT

Proposal: Garage Conversion and Garage Extension

at

Address : 1, Miller Drive, Winnersh, Wokingham RG41 5RP

1. Introduction

This statement is submitted in support of the planning application for the garage conversion and extension at **1 Miller Drive, Winnersh, Wokingham RG41 5RP**.

The proposal seeks to create a more functional and cohesive residential space while maintaining the character of the existing building and the surrounding area. It aims to optimize the property's potential, supporting the evolving needs of modern family living.

2. Site Context

The property consists of a two-storey, semi-detached dwelling located in a predominantly residential area. The surrounding properties exhibit similar architectural characteristics, with several having undergone extensions and conversions to accommodate contemporary living requirements.

The proposed conversion enhances the use of the existing structure while preserving its external appearance and harmonizing with the wider streetscape.

3. Design Justification

3.1 Conversion to a Single Dwelling

A garage extension is proposed that consists of a utility room and bathroom, along with the garage conversion into a lounge space.

The proposal includes the creation of a new internal sliding door at ground floor level to provide access into the proposed Lounge via the utility and bathroom.

Key design points:

- **No external alterations** are proposed that would impact the character or aesthetics of the property.
- **Internal layout** will be optimized to improve functionality, circulation flow, and enhance natural light within the dwelling.
- **High-quality materials and finishes** will be used to ensure that the interior aligns with modern living standards while remaining respectful of the original structure.

4. Access Considerations

- The primary entrance to the property will remain unchanged.
- Internal circulation will be improved by providing a sliding door at the ground floor, thereby optimizing the internal layout for ease of access.
- The proposal will not impact public highway access; existing arrangements remain unchanged.
- The conversion will ensure full compliance with relevant Building Regulations concerning accessibility, fire safety, and health standards.

5. Impact on Neighbors and Amenity

- As no external changes are proposed, there will be **no adverse impact** on neighboring properties in terms of overshadowing, privacy, or loss of outlook.
- The design ensures that the dwelling remains **sympathetic** to its surroundings and consistent with the established residential character of the area.
- Adequate off-street parking provision will remain to meet the Council's requirements, minimizing any effect on local parking availability.

6. Conclusion

The proposed garage conversion and extension represents a **sustainable, practical, and sensitive approach** to optimizing residential space.

The design carefully respects the existing structure and the surrounding neighborhood character while significantly improving internal functionality and living standards.

The proposal aligns with local planning policies and provides a long-term solution for enhanced living standards. It provides a **long-term solution** that enhances the quality of life for the occupants without detriment to the surrounding area.