



Design & Access Statement

Application Site: *Dunelm, School Hill, Wargrave, Berkshire, RG10 8DY* **Proposal:** *Single-storey front extension, enlargement of existing roof dormer, and extension of front bedroom with ensuite above the garage* **Local Planning Authority:** *Wokingham Borough Council* **Date:** *August 2026*

1. Introduction

This Design & Access Statement supports a householder planning application for Dunelm, School Hill, Wargrave. The proposal seeks modest extensions and alterations to improve internal functionality, enhance the appearance of the principal elevation, and provide modern family accommodation. The works have been designed to respect the character of the dwelling, the varied architectural context of School Hill, and the amenity of neighbouring properties.

2. Site & Surrounding Area

Dunelm is a detached residential property located within the established village of Wargrave. The surrounding area comprises a mix of detached and semi-detached homes of differing ages, styles, and roof forms. Many properties along School Hill have been extended, including front projections, garage conversions, and enlarged dormers.

The site benefits from a generous plot with a front driveway, integral garage, and private rear garden. The street scene is not uniform, and architectural variation is a defining characteristic of the area.

3. Existing Property

The existing dwelling features:

- A pitched roof with a modest dormer above the garage
- A single garage with internal access
- Traditional brick and tile materials
- A recessed front elevation that limits internal space in the hallway and front rooms

The current dormer provides limited headroom and natural light, and the front bedroom above the garage is constrained by the existing roofline.

4. Proposed Development

4.1 Single-Storey Front Extension

A modest front extension is proposed to improve internal circulation and create a more functional entrance area. The extension is designed to be subservient to the main dwelling, with matching materials and a sympathetic roof form.

4.2 Partial Garage Conversion

~~Part of the garage will be converted into habitable space, with the remainder retained for storage. The external appearance of the garage will be maintained where appropriate, ensuring no adverse impact on the street scene or parking provision.~~

4.3 Enlarged Roof Dormer

The existing dormer will be increased in size to improve headroom, natural light, and usability of the first-floor accommodation. Materials will match the existing roofscape, and the enlarged dormer will remain proportionate and visually balanced.

4.4 Extended Front Bedroom & Ensuite Above Garage

The first-floor structure above the garage will be extended slightly forward in line with the enlarged dormer. This creates a more functional bedroom layout and improved ensuite space while maintaining subservience to the main roof form.

5. Design Principles

5.1 Scale & Massing

The proposed extensions are modest and proportionate to the existing dwelling. The enlarged dormer and first-floor extension remain comfortably within the roof profile and do not dominate the building. The single-storey front extension is low-impact and maintains the hierarchy of the façade.

5.2 Appearance & Materials

Materials will match or complement the existing dwelling:

- Brickwork to blend with the existing façade
- Roof tiles to match the main roof
- Dormer cladding in a sympathetic finish
- Windows aligned with existing proportions

This ensures a cohesive and high-quality appearance.

5.3 Street Scene

The proposal respects the varied character of School Hill. Similar front extensions, garage conversions, and enlarged dormers exist within the immediate area. The development will not appear incongruous and will enhance the property's visual balance.

6. Access

Access arrangements remain unchanged:

- Vehicular access continues via the existing driveway
- Pedestrian access remains through the main front door
- The front extension improves internal accessibility by creating a more generous entrance area
- No changes are proposed to external levels or pathways

The development maintains safe and convenient access for all users.

7. Neighbouring Amenity

The proposal has been designed to avoid adverse impacts:

- No loss of privacy due to careful window placement
- No overshadowing or overbearing impact due to modest scale
- Dormer enlargement remains within the roof profile
- First-floor extension is limited in projection and does not affect neighbouring outlook

The development complies with Wokingham Borough Council's residential amenity guidelines.

8. Sustainability

The proposal incorporates:

- Improved insulation
- Energy-efficient glazing
- Modern construction methods
- Reuse of existing structure where possible

These measures contribute to reduced energy consumption and long-term sustainability.

9. Planning Policy Compliance

The proposal aligns with:

- **National Planning Policy Framework (NPPF)**
- **Wokingham Borough Council Local Plan**
- **Residential Extensions Design Guidance**

The development is proportionate, well-designed, and respectful of local character and amenity.

10. Conclusion

The proposed single-storey front extension, partial garage conversion, enlarged dormer, and extended first-floor bedroom represent a well-considered and proportionate enhancement to Dunelm. The design respects the character of School Hill, improves internal living standards, and maintains neighbour amenity.

The proposal is sustainable, visually appropriate, and fully compliant with planning policy. Approval is respectfully requested.