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CRP/bb/2520

26, Fitzroy Crescent, Woodley, RG5 4EU
Proposed new conservatory; Householder planning application

Design Statement regarding the proposal

The Property

26, Fitzroy Crescent is a semi-detached dwelling house of traditional construction built in circa 1960 (**Photograph 1**). The dwelling has a brickwork and part cladding finish with a garage to the right-hand side of the property. The dwelling has been previously extended with a single-storey rear extension and conservatory added to the rear following planning approval (application No. F/2007/2666). The extension and conservatory are shown in **Photograph 2** and **Photograph 3**. The ground floor comprises a kitchen, dining room and living room, together with a utility room, study and downstairs WC.



Photograph 1 – Front elevation as viewed from Fitzroy Crescent

The Site

The site is located on Fitzroy Crescent with properties found to all boundaries. This property is set back off the main road and benefits from a front garden and driveway. Generally, along the length of Fitzroy Crescent, the street scene is fairly uniform with many properties having completed extensive alterations and extensions to the rear of the original dwellings.



Photograph 2 – Rear elevation showing single-storey rear extension and existing conservatory



Photograph 3 – Rear elevation showing the existing conservatory

The Proposal

This application is to be read in conjunction with the following documentation: -

- ‘As existing’ and ‘as proposed’ elevations and floor plans; Drawing No. **2520/01 to 2520/04.**
- Site plan and site location plan **2520/SK.1 and 2520/SK.2.**

This application seeks to add a larger conservatory to the rear of the property following the demolition of the existing, in order to provide a better and fuller view of the existing garden. This conservatory will not be visible from the main road with changes to the rear and side elevation views only. The proposed new conservatory will not have a negative effect on the neighbouring properties with the existing relationship very much maintained.

This proposal seeks full householder planning permission.

Wallace Bacon Consultants, March 2025