

DESIGN & ACCESS STATEMENT

Planning application for a garage conversion
24 Dowles Green, Wokingham, RG40 5AB

Introduction

The application relates to a garage conversion for which we are seeking planning permission.

Context

The property is a two bedroom semi-detached coach house, with the garage to the right and left rented out to neighbours on lifetime leases with 'peppercorn rent'. The house is one of 126 which were granted planning permission in July 2006 at which time, the condition was made that the garage should only be used for the parking of vehicles. However, there are two parking spaces directly outside the house, a large driveway giving access to the property and five others in this cul de sac, with plenty of parking spaces as shown in the photo below (with 24 Dowles on the left hand side in the first image).



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Proposal

The garage is connected to the house via an internal door to the hallway, and to the garden via a back door. It is never used for parking, as there are permanent parking spaces outside the house. Since the garage is not being used for parking, the householders would like it converted into a space to be used as a living space and home office. The existing garage door would be replaced with a 3-pane casement window which will be sourced to be similar in appearance to those on the upper floor of the house. Likewise the bricks will be matched to those on the front of the house.

Site

The middle garage belongs to the property, while the property extends across the full length of the building across the first floor.



Part of the garage space within the property has already been converted prior to the current owners' occupancy, allowing for the rear section of the garage to be repurposed into a second toilet and utility area. As the house is set back from Nos. 22, 20 and 18, there is ample room for parking outside the property.

Conclusion

There are a range of styles of houses in Dowles Green, and the conversion of the garage will be given a sympathetic treatment, intended to be non-detrimental to the estate and local neighbourhood. It would not be obtrusive to the existing house or surrounding residential buildings on the close.

Example of 3 pane windows on the front of 14 Dowles Green, opposite No. 24:



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