

Design & Access Statement for **412a Finchampstead Rd Wokingham Berkshire RG40 3RA**

Introduction

This document has been prepared in relation to the demolition of existing garage and replacement garage and garden store and a single storey side/rear extension to Planning approval 241009 which is currently under construction

Site Analysis

Location

The property is situated on the east side of Finchampstead Road, which characterized by large residential detached properties on large plots

Site Characteristics

The site is currently occupied by a detached 3-bedroom property built in brickwork with a plain clay tiled pitched roof which is currently being refurbished

Access

The site has pedestrian & vehicular access off Finchampstead Road with parking to the front of the property on the driveway.

Site Topography

The site is rectangular in shape with a max length of 70m & a max width of 40m. There are a number of trees across the site as indicated on the tree survey



Scheme Proposal

The proposal is to demolish the existing garage and build a replacement garage with plant and garden store to the rear, built in facing brickwork and a plain tiled pitched roof to match the main house.

A further extension is proposed to the rear of the property previously approved application 241009 which is to be largely constructed of glass screens and roof.

On site investigations have taken place relating to the foundations and included with the application is a report/letter from the arboricultural Consultant which concludes that there will be no impact on the trees.

