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CRP/bb/2619

The Coach House, Chapel Green, Wokingham, RG40 3EP - Proposed single-storey side extension

Householder application; Design Statement regarding the proposal

The Property

The Coach House is a detached property of traditional construction (**Photograph 1**). This property has not been developed since the time of original construction with a large garden area and parking to the front edge of the property. The ground floor comprises a kitchen, bathroom and living room area with the first-floor accommodation forming a bedroom and study area.



Photograph 1 – Side elevation as viewed from the garden

The Site

The site is located in Chapel Green with few neighboring properties at this time. New proposed developments adjacent to the existing dwellings, including The Coach House, will create a more urban settlement over time. This property is set back off the main road with a driveway to the front edge of the property. The dwelling benefits from a garden surrounding the property with fencing/ brickwork providing some privacy or simply marking the edges of all boundaries.

The Coach House, Chapel Green, Wokingham

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. **2619/01 to 2619/03**.
- Site plan and site location plan **2619/SK.1 and 2619/SK.2**.

In order to improve the use of the existing space in this family home, this proposal seeks to add a single-storey side extension. The location of this extension is shown in **Photograph 2**. The alterations will allow for the creation of a boot room to provide more storage for the property and also allow for the formation of a suitable front entrance area for the property without stepping directly into the main living areas. The proposal includes a porch canopy covering the new front door providing protection from the elements.



Photograph 2 – Side elevation showing area of proposed new extension

We would confirm the above proposal does not have a negative effect on residential amenity and is ‘in keeping’ with the character of the area. All new materials are to match existing. This proposal seeks full householder planning permission.

Wallace Bacon Consultants, April 2026