

Design & Access Statement

Proposed Works: The proposal involves the erection of a single-storey rear extension to the dwelling following the demolition of the existing single-storey rear extension. Additionally, the existing garage will be converted into habitable accommodation to provide additional living space at ground level.

This proposal is similar in size and massing to a previous application (reference number F/2014/0218), which was granted permission on 04/04/2014.

Site and Building Description:

The property is located on Victoria Road in Wargrave, within a residential area predominantly consisting of semi-detached two-storey houses with long, narrow gardens to the rear. The rear garden of the property is enclosed by high brick walls, ranging from 1.7m to 1.85m in height near the house, and 1.5m tall close-boarded fencing towards the rear of the property.

Proposal Outline:

The proposal includes a single-storey extension with a flat roof and two rooflights to provide natural light. The existing single-storey rear extension will be demolished, and the garage will be converted into additional habitable space. The extension will create more living accommodation at ground level, and the internal layout of the ground floor will be reconfigured to optimize the use of space.

Materials and Finishes:

The proposed extension will feature a contemporary design with materials that harmonize with the existing dwelling. The extension will be constructed using brick in a complementary but distinctive color to the existing house, with full-height crittall-style glazing to create an elegant, modern aesthetic. The design intentionally contrasts with the traditional red brick of the existing dwelling, creating a dynamic visual relationship between the old and the new. This approach respects the character of the existing building while introducing a modern design element, which is expected to enhance the rear elevation of the house.

Since the development will not be visible from the street, it is unlikely to have any significant impact on the streetscape or the surrounding area. The design has been carefully considered to respect the rights of light of adjoining properties, ensuring that the proposal does not negatively affect neighboring properties.

Landscape and Parking:

The proposal will not impact existing access or parking arrangements. The site benefits from a long, narrow rear garden, which will remain largely unchanged, as the extension will be constructed within the existing raised patio area. This ensures that the character of the garden is maintained while providing the additional living space required.



Proposed artist's impression showing rear extension



Photograph of existing rear