

Mark Smith

a: 7 Greenwood Cottages Ascot SL5 0LL
e: loftdesigners@gmail.com
t: 07768-688599

Design and Access Statement

at

17 Goodchild Road Wokingham RG40 2EN

13 January 2026

Site Analysis

The site is within the built-up area of Wokingham and is a semi-detached home which appears to be over 100-years old. It is a brick construction with a front to back pitched roof with an outrigger to the rear, the roof is covered with natural slate. The front door is a wood painted door and all other doors and windows are white upvc, with black painted fascias soffits

The Proposal

A single storey rear wrap around extension with a pitched roof over with roof windows to form a new kitchen diner. Bi-fold door to the rear elevation with a reduced new high-level window on the ground floor in the side (northeast) elevation. The overall dimension for the proposed extension is 3mts projection into the garden by 4.93m width which is the width of the property. The outrigger is widened by approx. 1.92m.

Design

The design is a simple side to side pitched roof with a gable at the rear above the rear bi-fold doors. Natural slate will be used on the pitched roof giving allowing us to have a 20 degree pitched roof.

Access

Existing parking arrangements are not affected by the proposal. There is off road parking at the front of the property.

TREES

There are no trees that will be affected by the proposal,

LANDSCAPE AND EXTERIOR IMPACT

The proposed changes will have no impact on the front and street facing landscaping.

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EFFECT ON NEIGHBOURING PROPERTIES.

The proposal has one side facing window at ground floor level which is a high level window to serve the proposed utility room. The window will have obscure glazing at the opener will be over 1.7mts from the ground.

SUMMARY

The Proposal will have no impact on the street scene and minimal impact on the adjoining neighbours, we have tried not to impact the neighbouring properties and have ensured there will be no overlooking.

We trust we have supplied sufficient information for the determination of this application.

Mark Smith
Director, Loft Designers Ltd