

fineline

Design & Access Statement

56 Park View Drive North,
Charvil,
RG10 9QY

June 2026

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1.0 Introduction

This statement has been prepared in support of the Householder Planning application for alterations and extensions to the existing detached property at 56 Park View Drive North, Charvil, RG10 9QY.

This statement sets out the development process that has led to the current proposals, and the rationale behind the scheme.

The brief for the project was to improve accessibility throughout the ground floor for wheel chair users along with an additional bedroom and ensuite at ground floor level.

56 Park View Drive North is a detached four bedroom two storey property on quarter acre plot located on the north east side of Park View Drive North.

The property is set back from the road with a gravel driveway leading to the parking area. The rear garden extends generously to the north-east. The plot is not located within a Conservation Area and is within Flood Zone 1.

The property is finished in a white painted brickwork to the main house, red brown bricks to the rear single storey extension alongside a thatch/clay roof tiles and upvc windows.

Accompanying documents include a Preliminary Roost Assessment by Urban Tree Experts.



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- 1. Existing view of the street elevation of the property.
- 2. Existing view of the garden elevation of the property.

2.0 Context

Applications publicly available on the Wokingham Borough Council Planning Portal for 56 Park View Drive North include:

- F/2013/1766 - Proposed erection of single storey front porch extension. (Removal of existing porch)
- F/2009/1138 - Proposed erection of single storey rear extension to dwelling to replace existing conservatory.
- F/2001/4927 - Proposed single storey rear extension to form replacement conservatory.

Key considerations taken into account within the design of the proposal include:

- The proposal being of high quality design.
- The proposed alterations being proportionate to the original dwelling.
- To ensure that neighbours' privacy and amenity are not impacted.

The proposals included within this application seek to upgrade the interior and rear of the property, adding character and material improvements to create an overall improved appearance of the house, whilst providing additional living accommodation at ground floor level.

The neighbouring property, No. 54 Park View Drive North was recently developed in accordance with planning approval F/2012/1220 'Proposed erection of a single storey side extension to dwelling and removal of existing chimney plus alterations to rear external doors'. This was approved in September 2012. 58 Park View Drive North was also extended under permission F/2005/4116 'Proposed single storey rear extension to dwelling, formation of rooms in roof with dormer extensions and rebuilding of garage with rooms over'.



3. Aerial Map

4. OS Location Plan

5. Proposed Flood Map

3.0 Proposal

The proposed development comprises alterations and extensions to an existing dwelling to improve accessibility and accommodate the changing mobility needs of the occupants. The works include:

- Replacement of the existing single-storey extension.
- Construction of an additional ground floor bedroom.
- Provision of a new Jack and Jill accessible en-suite serving the new and existing ground floor bedrooms.
- Relocation of the kitchen and dining area to create a more functional and accessible layout.
- Construction of a new ramped approach to the principal entrance.
- Formation of level thresholds at the front and rear external doors.
- Installation of new bifolding doors opening onto the rear patio.
- Raising of the internal ground floor level to create a single continuous level throughout the ground floor.
- Relocation of the existing plant room.
- Widening of internal door openings to accommodate wheelchair access.
- Alterations to ground floor electrical installations to improve accessibility for wheelchair users.
- Installation of ceiling-mounted hoist systems serving the ground floor bedrooms and accessible en-suite.

Design

The proposal has been carefully designed to provide modern, functional accommodation while remaining sympathetic to the character and appearance of the existing dwelling. The replacement extension has been designed to integrate seamlessly with the existing building through compatible scale, proportions and materials.

Internally, the layout has been significantly improved to create a logical arrangement of accommodation centred around the day-to-day needs of a wheelchair user. The relocation of the kitchen and dining space provides a more open and accessible living environment, while the additional bedroom and shared accessible en-suite enable essential ground floor living.

The replacement extension has been designed to maximise natural light and improve the relationship between the internal living spaces and the rear

garden through the introduction of bifolding doors. These doors also provide improved access to external amenity space.

The proposed alterations are considered proportionate to the existing dwelling and are intended to improve its functionality without adversely affecting the character of the property or the surrounding area.

Access

Improving accessibility is the principal objective of the proposed development.

The scheme has been designed to provide a safe, inclusive and step-free environment, enabling independent movement throughout the ground floor. The proposed ramped access to the front entrance removes the existing level change and provides wheelchair access from the driveway to the dwelling.

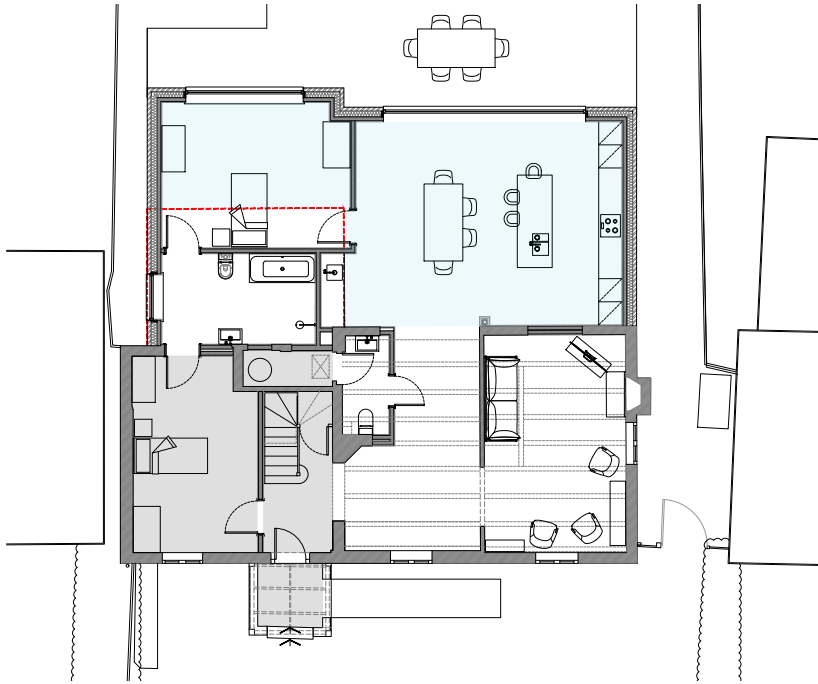
Level thresholds at both the front and rear entrances eliminate trip hazards and allow uninterrupted access between internal and external spaces.

Internally, the existing floor levels will be raised where necessary to create a single level across the entire ground floor, removing changes in level that currently restrict wheelchair movement. Internal door widths will be increased to accommodate wheelchair users and improve circulation throughout the property.

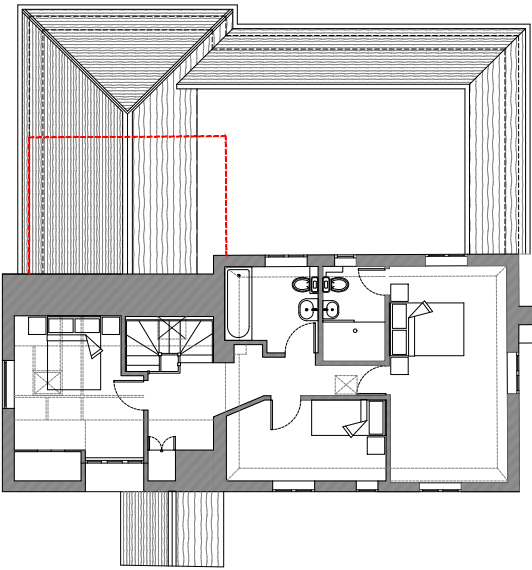
The new accessible Jack and Jill en-suite has been designed to provide sufficient space for wheelchair manoeuvring and assisted use. The installation of ceiling-mounted hoist systems between the bedrooms and en-suite will further enhance accessibility and support the long-term care needs of the occupants.

Electrical installations on the ground floor will be repositioned and upgraded to improve ease of use, including accessible locations for switches, sockets and controls.

Overall, the proposals will create a dwelling that is significantly more accessible, adaptable and capable of meeting the current and future needs of its occupants while maintaining the character of the existing property.



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9. Proposed Ground Floor Plan

10. Proposed First Floor Plan

(NB: Drawings are not to scale)

4.0 Planning Policy

Key Planning Policy Issues:

The proposals at 56 Park View Drive North are sensitive with the works predominantly affecting the rear of the property and these remain primarily within the existing building line to add the additional accommodation to the dwelling. The proposals seek to upgrade and improve the exterior appearance of the rear of the house and the interior accommodation.

The proposals only include minor single storey extensions at ground floor level. No extensions are proposed to either side of the property. All proposals are modern yet sympathetic in terms of the design and materials, taking cues from the existing house. The proposal will only enhance the appearance of the surrounding landscape with the proposed upgrades to the property.

Design/Character & Appearance

No alterations are proposed to the front of the property apart for the new ramped access, with the streetscene remaining as existing.

The single storey rear extension will replaced with a more thermally efficient. structure. The existing dining room is proposed to be extended by 3m in order to accommodate the new ground floor bedroom and ensuite. The new extension projects 5.7m from the existing rear wall broadly in line with the rear wall of the adjacent property.

The new rear extension takes cues from the existing house and matches the existing painted brick finish. The rear elevation and roof line is stepped to add subtle features to the design.

Impact on Neighbours

The proposals will not result in overshadowing or overlooking to either neighbour gardens as all windows and doors face the rear garden. The side window to the bathroom will be below the top of the boundary fence and will be obscure glazed.

Impact on Trees

The works proposed remain primarily within the existing building line and do not extend into any root protection zones or near any trees.

Ecology

A Preliminary Roost Assessment by Urban Tree Experts has been submitted alongside this application to ensure that any protected species are considered and protected as part of this application.

Highways

The existing driveway access and parking arrangement are not to be affected by the works and are to be retained. The parking provision at the property still meets the required numbers under planning policy even with the proposed additional bedrooms.

Overall, the proposed alterations are intended to improve and enhance the existing house with contemporary yet subtle series of interventions.



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11. Proposed street elevation

12. Proposed rear elevation

13. Proposed side elevation

(NB: Drawings are not to scale)

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5.0 Materials

The materials proposed for the exterior are painted facing brickwork, UPVC windows and aluminium doors alongside clay roof tiles roof. The rear of the property is proposed to be treated as a whole to tie the whole exterior together with a seamless high quality approach.

Large windows and doors to the rear adds character to the elevations, allowing improved views to the garden, whilst also improving the light levels within the property.

6.0 Trees & Landscape

The clients are looking to maintain and protect the existing trees on the site and this has been considered from the outset of the project.

Two small trees adjacent to the existing rear extension are proposed to be removed and 2 no. trees of a similar species are to be planted as part of the works.

7.0 Summary

Careful consideration has been made during the design development of this scheme to provide a high quality proposal for the additional single storey volume and exterior upgrades so that these are complementary to the site and neighbouring properties.

Local policy has been reviewed to result in a comprehensive strategy to form a proposal within these guidelines as a sustainable and well-designed scheme.

The owners and the project team are looking to pro-actively engage with the Council to ensure an open discussion with the Council throughout the process of this application.