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CRP/bb/2555

21, Thorn Close, Barkham, Wokingham, RG41 4SQ
Proposed single-storey front extension
Householder planning application; Design Statement regarding the proposal

The Property

21, Thorn Close is a detached, two-storey dwelling of traditional construction (**Photograph 1**). This property has not been developed considerably since the time of original construction. The ground floor comprises a kitchen with separate living room, utility room, downstairs WC and study with a conservatory to the rear (**Photograph 2**).



Photograph 1 – Front elevation as viewed from Thorn Close

The Site

The site is located on Thorn Close with properties to both side boundaries. This property is set back off the main road with a paved driveway. The dwelling benefits from a garden to the rear of the property and a detached garage with close bordered fence providing privacy on all garden boundaries.



Photograph 2 – Existing conservatory as viewed from the rear garden

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. **2555/01 to 2555/03**.
- Site plan and site location plan **2555/SK.1 and 2555/SK.2**.

In order to improve the use of the existing space in this family home, this proposal seeks to remove the existing bay window in the study and build a single-storey front extension. This proposal will create more usable floor space within the study area, making use of the existing roof form without any dramatic changes to the overall appearance of the property.

This proposal seeks full householder planning permission.

Wallace Bacon Consultants, July 2025