

Drawing Transmittal Schedule						
	Transmitted Date	Layout ID	Layout Name	Drawing Scales	Revision	Revision Description
02, Initial Transmittal						
	14/08/2025 16:21	PA 001	Transmittal sheet	1:1	01	
	14/08/2025 16:21	PA 002	Design and Access Statement		01	
	14/08/2025 16:21	PA 003	Existing Site Plan	1:200, 1:100	01	
	14/08/2025 16:21	PA 004	Existing Front and Right Elevations	1:100	01	
	14/08/2025 16:21	PA 005	Existing Rear and Left Elevations	1:100	01	
	14/08/2025 16:21	PA 006	Proposed Site Plan	1:200	02	Front drive retained as existing
	14/08/2025 16:21	PA 007	Proposed Ground Floor	1:100	02	Front drive retained as existing
	14/08/2025 16:21	PA 008	Proposed Roof Plan	1:100	01	
	14/08/2025 16:21	PA 009	Proposed Elevations	1:100, 1:100	01	
	14/08/2025 16:21	PA 010	Proposed Elevations	1:100, 1:100	01	
	14/08/2025 16:21	PA 011	Proposed Sections	1:100, 1:100	01	
	14/08/2025 16:21	PA 012	Location Plan	1:1000, 1:1000	01	

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.

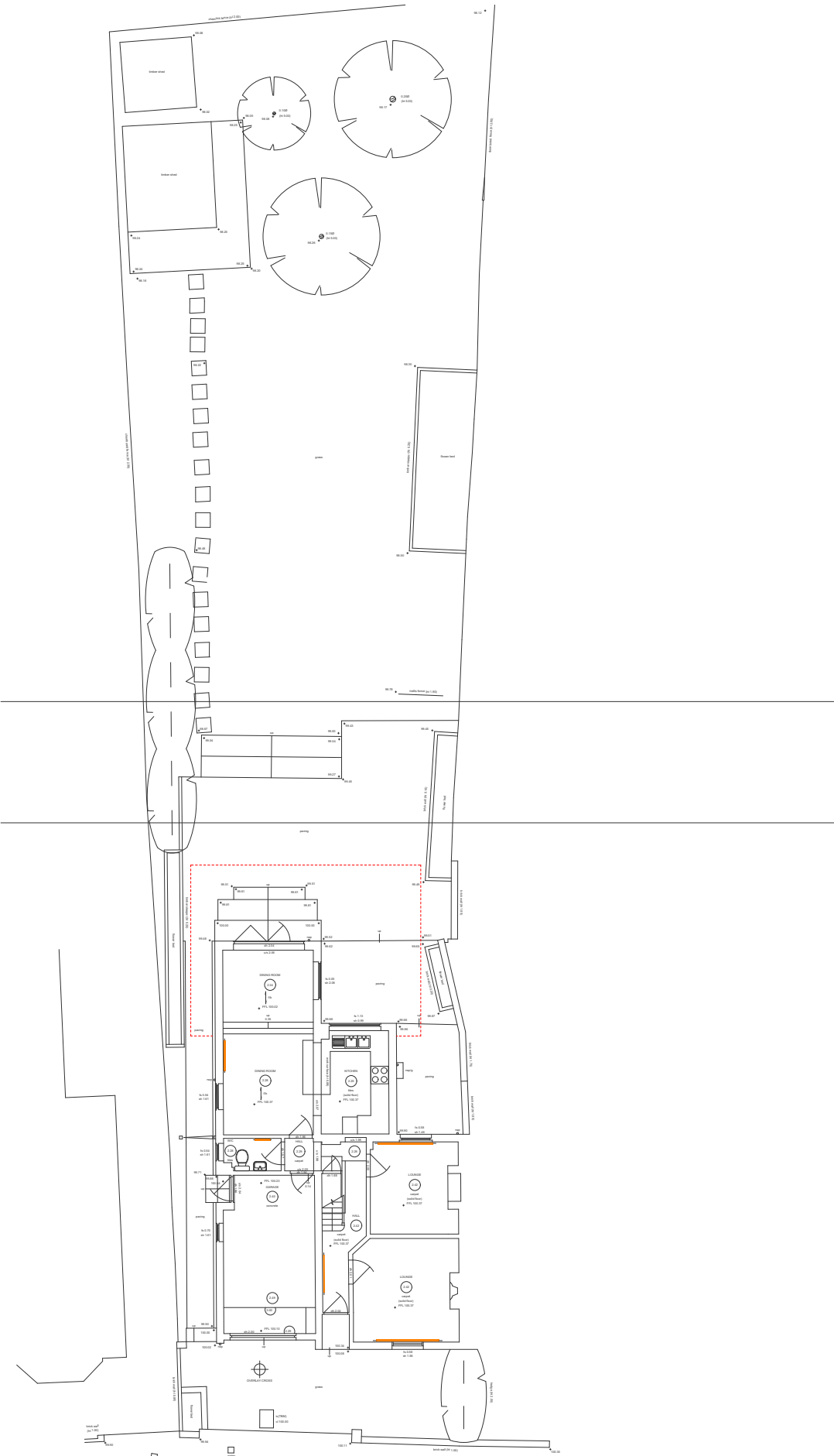


Proposed artist's impression showing rear extension



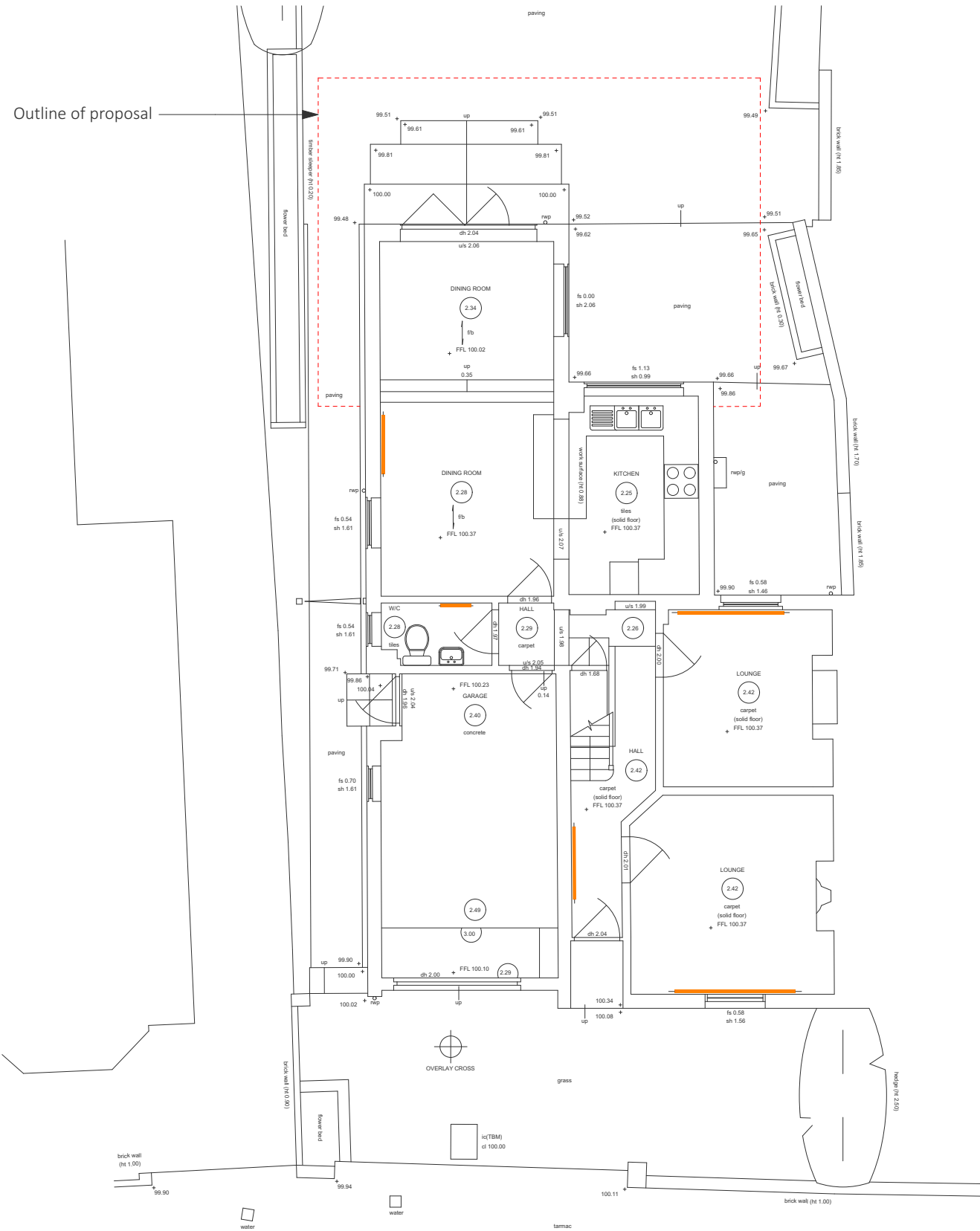
Photograph of existing rear

Outline of proposal



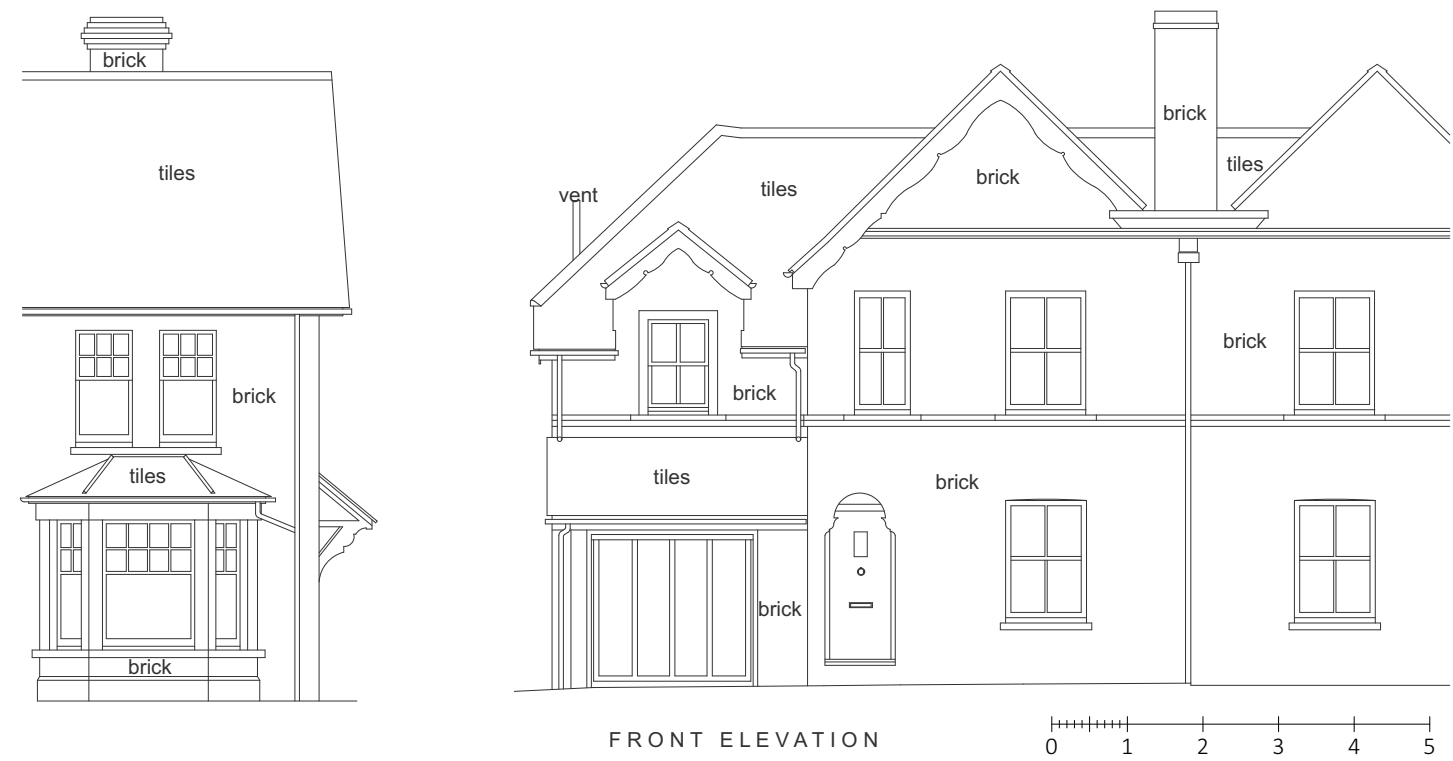
Existing Site Plan

scale1:200



Existing Site Plan

scale1:100



Datum 98.00m



View towards adjoining



View towards adjoining



Datum 98.00m



View of front elevation



View towards neighbour's extension

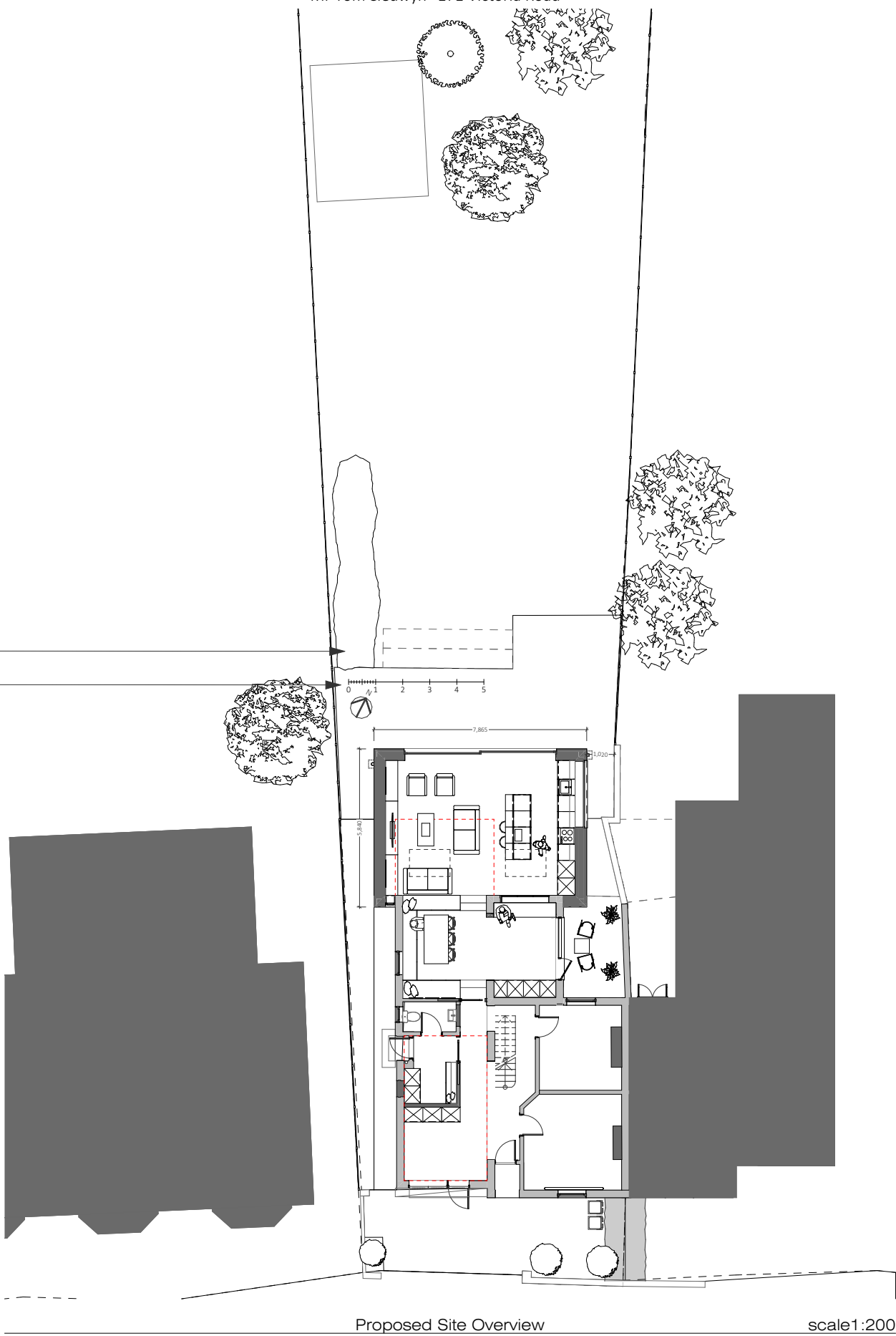


View showing single storey extension to be demolished



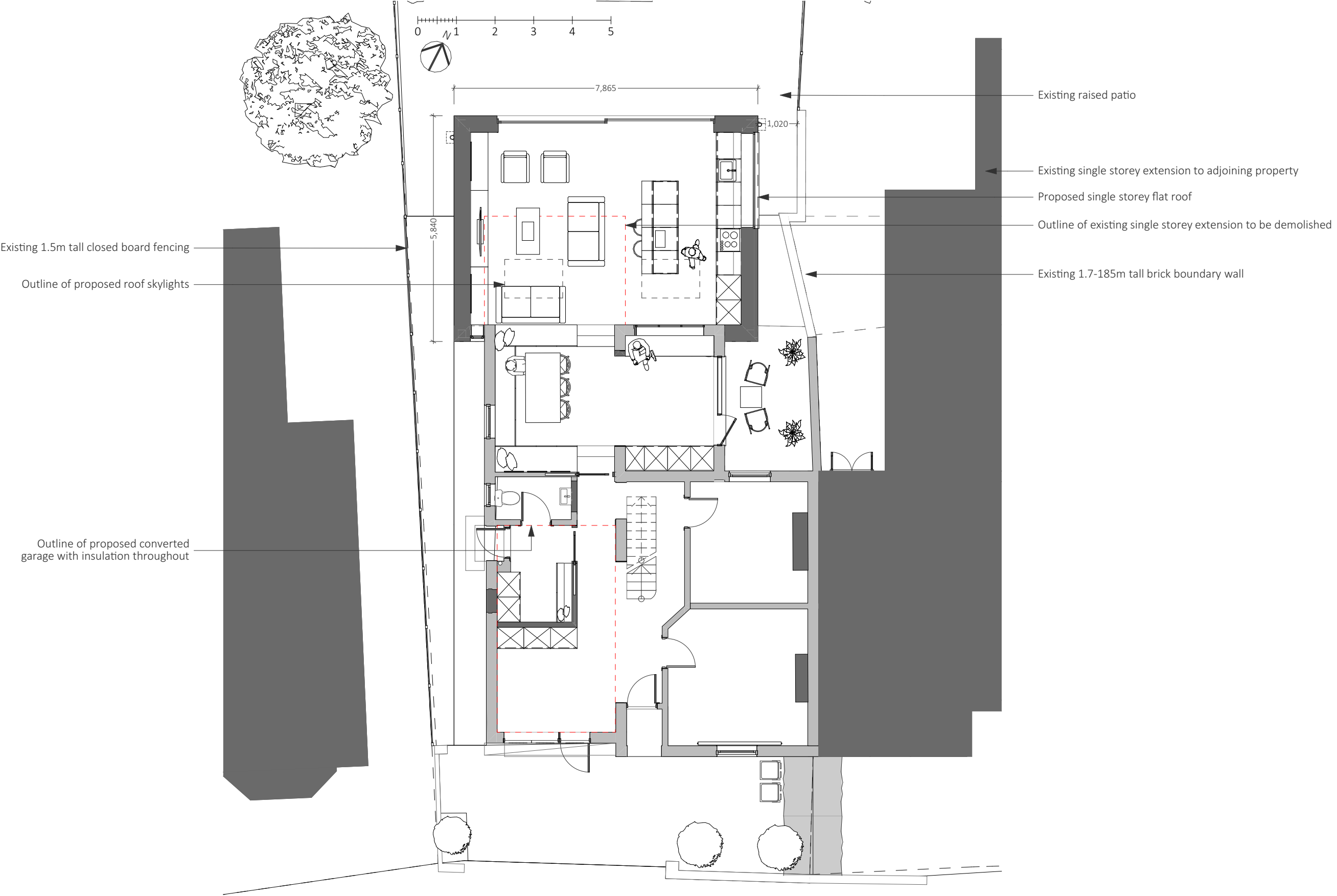
Mr Tom Cledwyn - 171 Victoria Road

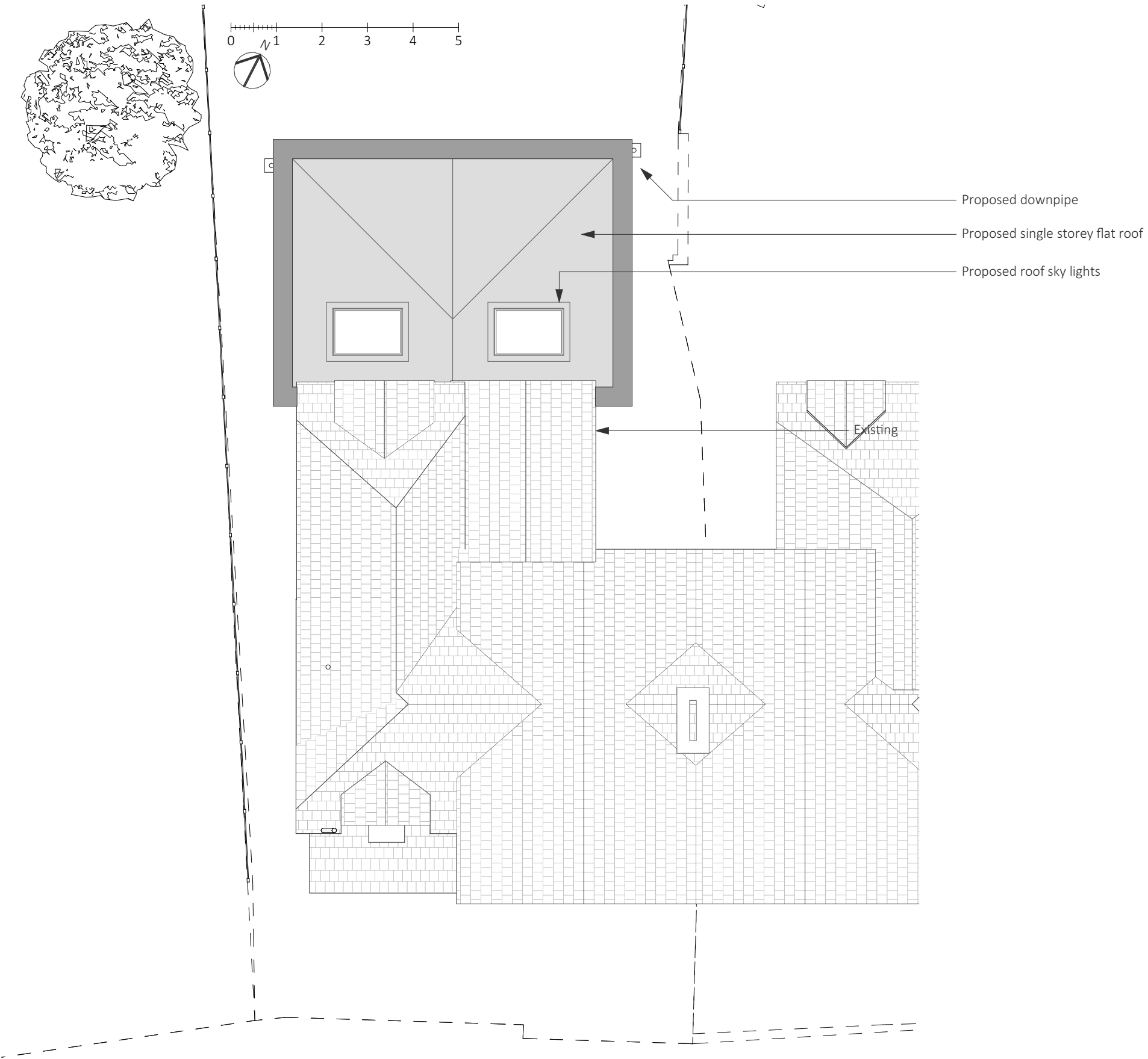
Existing domestic hedge trimmed to allow for extended patio
Patio extended to the side

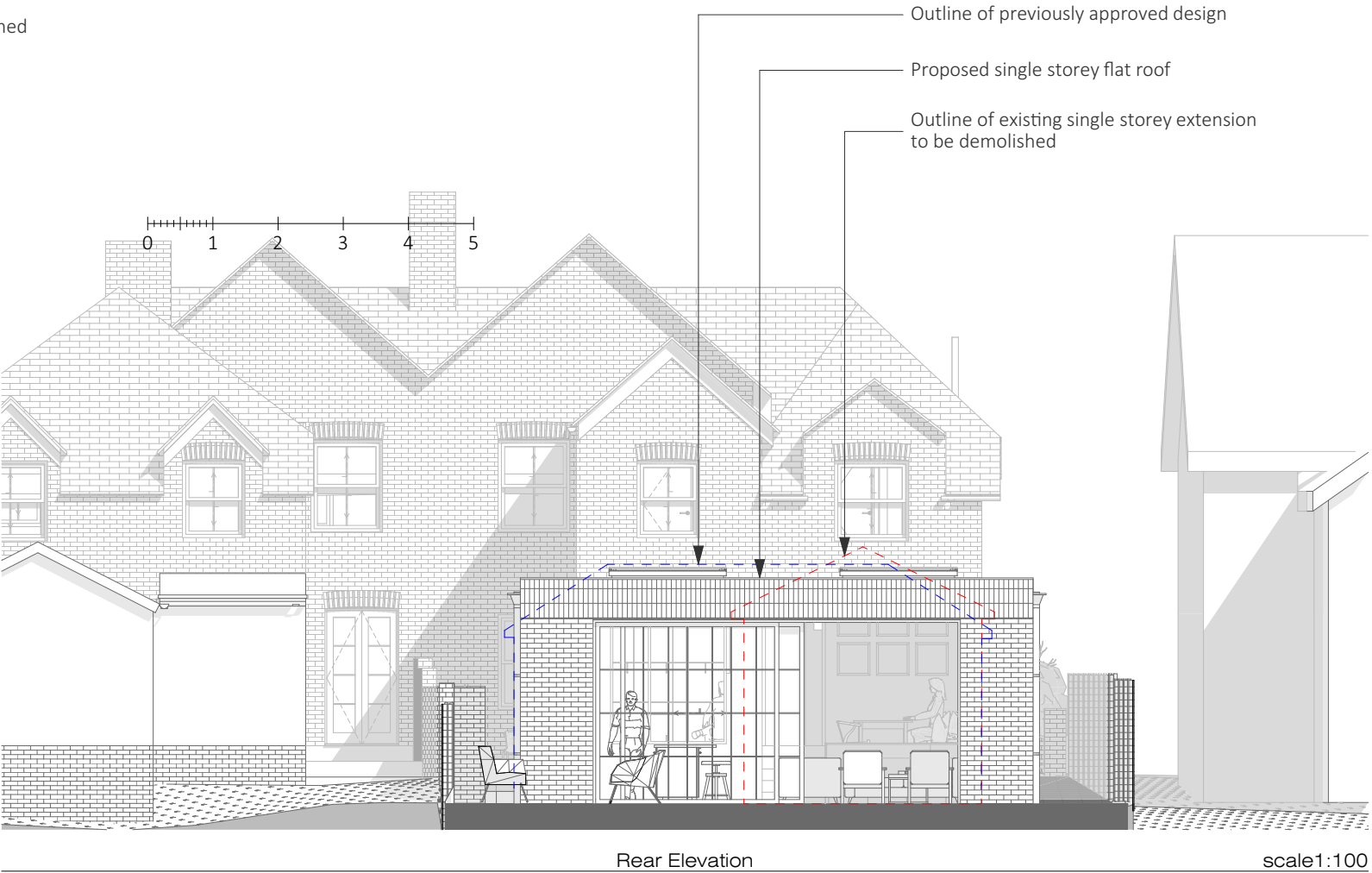
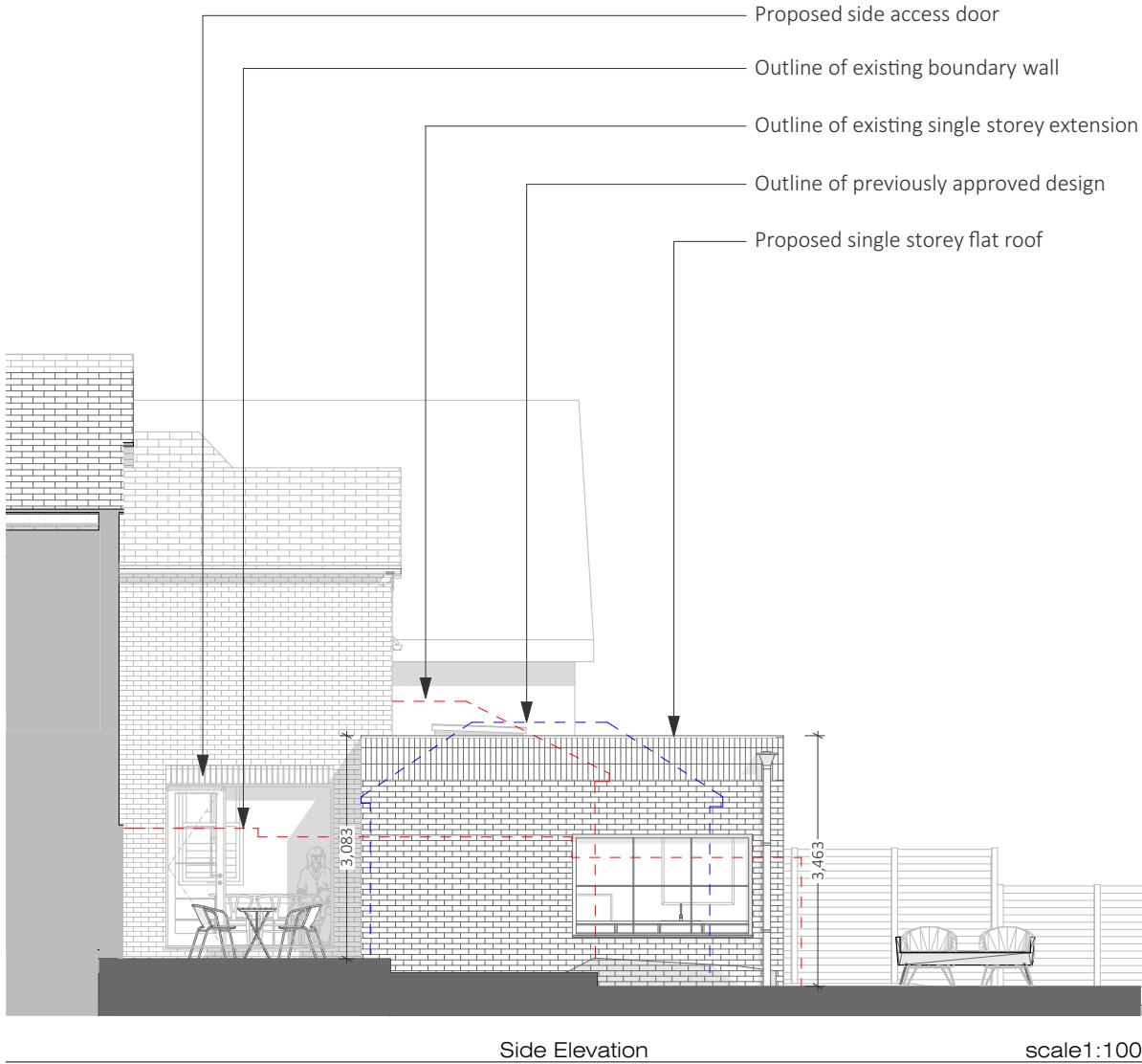


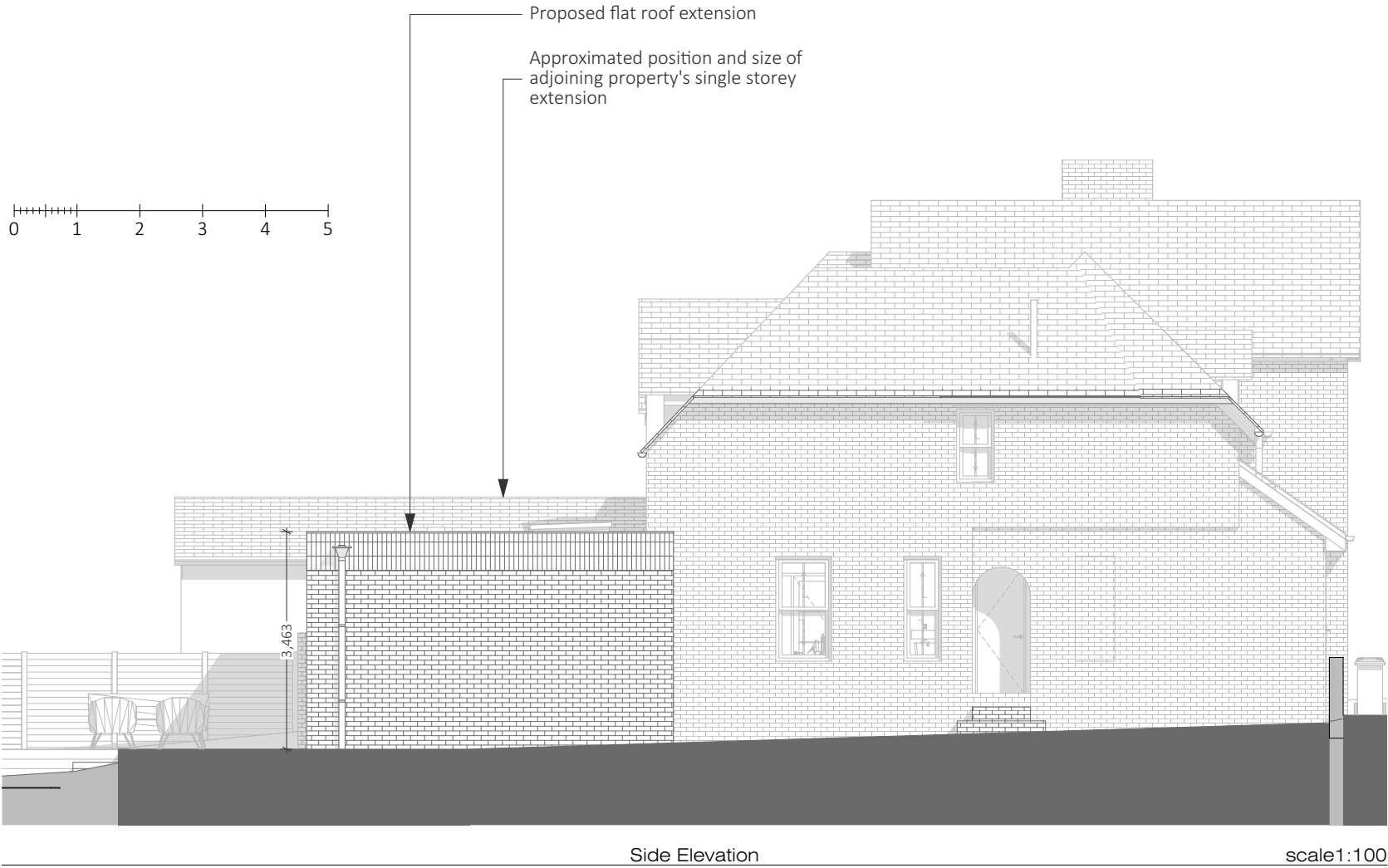
Legend:

- Existing
- Proposed









- Legend:
- Existing
 - Proposed

