

Design and Access Statement



THE PROPERTY OF TANNADICE , WILTSHIRE ROAD, WOKINGHAM, RG40 1TR

Required Planning permission –: Proposed authority to build a single storey front porch, part south side and full length of north side extensions and extending of rear extension behind the kitchen and internal alteration on to the ground floor with change of use part of garge attached to kitchen.

DRAWING NUMBERS -: SLJCS/2026/ 9TGR-FP1 TO 7 AND LOCATION PLAN

1. SITE DISCRIPTION AND PLANNING

The proposed property is a two storey, detached building situated on the East side of The Wiltshire Road, Wokingham RG40 1TR. There are detached properties around the building on the Wiltshire Road, were developed in similar capacity. The front garden area has sufficient for ample parking area. The domestic bins are placing in the front of the property. This property has ample open garden spaces around the building provide clear vision and easy to escape from the building quickley. Both side of side of boundary and rear garden boundary are timber fences and can be use as aultanative access incase of immergancey to use as fire escape through both side and rear boundary fences. The residential properties around the proposed development site have been developed in various form of character apperances.

The proposed design is aming to address for a better living space. New method of construction adopting to generate better energy efficiency and more sustainable pattern of development in order to protect ecological value of the site.

History of planning

There are no clear previous records of development of existing single storey rear extension. It is less 3metres in depth of single storey extension. Those development could be under permitted development rights have been developed by the previous occupiers/owners.

Design statement

The proposed application will create to extend the single storey rear line with existing garage rear elevation and side extension on both side with flat roof design large extensions are placed carefully consideration given to the local planning policies. The proposed development is vital important to the family to have better internal space communication and proposed extensions will not create a not impact of day light obstruction to the neighbour's property or the window/door of any elevations of those building. It seem to be a better prospect with appropriate appearance and reasonable living space in ground floor for the family. The proposed design layout self-explaining the internal alteration without harming to the current environment and promoting to optimize the floor space use for the occupier. This proposal also involve with relocation of kitchen will not create any harm to the local amenity.

Relevant local plan policies

- 1 National Planning Policy Framework
- 2 Supplementary planning documents
- 3 Wokingham borough council local plan

Details of proposed development

1. The proposal is for changes in internal ground floor layout to create optimum ground floor space utilising wisely for us to live calm and quite own space area with close attention from the family living accommodation.
2. There are additional proposed bedroom in the new layout with in the building but will not create increase of number of people living in the property.
3. The proposed bedroom sizes are reasonable and provide adequate natural ventilation system for all the bedrooms.
4. There are additional fire and emergency exit doors introduce in the ground floor in the proposed layout. Also proposed light and security type of sensory system to monitor to support all the time all day.
5. The waste management system in use for existing house is adequate for the proposed development.
6. The proposed new layout provides sufficient natural ventilations, adequate mechanical ventilation and improving of use of type extractor flue ventilation system to remove odours to the current food preparation guideline and appropriate building regulations.

PARKING

The local roads are not in heavy traffic during the standard peak hours around the proposed development site. The proposed parking layout is carefully design to penetrate all the rain water and surface water.

Flood risk assessment

The proposed development site is low flood risk area. The ground floor level is at least 150 mm higher than the footway level to prevent from any local flooding. The proposed layout of ground

floor are aimed to meet the relevant appropriate building regulations, all entrances will be illuminated by natural day lighting most of the day time , The objective of this proposal is to improve the facilities is floor area and room sizes , whilst preserving the street character of front elevation and integrity of the building.

National planning policy framework (NPPF)

In considering this application, There are no relevant issues or constraints to have regard against the planning policy and objectives published in the NPPF as well as the planning policy objectives contained in the national planning and detailed planning policies contained within the Wokingham borough council core strategy and appropriate development management documents.

CONCLUSION

The proposed development provides better living spaces in both floors and the external appearance elevations to the local communities without harming to the local amenity. This design has been cross-examined under the relevant planning matters and addressed and consider to be reasonably acceptable to the local planning section in the borough to warrant the grant of planning permission with conditions, where necessary. The proposal should therefore I trust that formal planning application be considered acceptable and should be granted as earliest as possible.