

27th February 2026

PLANNING STATEMENT

**2 Victor Way,
Woodley,
Berkshire,
RG5 4UZ**



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1.00 Introduction

1.01 The following Design and Access Statement has been prepared in support of a planning application for the variation conditions 2 and 4 for the proposed two storey side extension, single storey rear extension, garage conversion and relocation of garden fence with change of use from amenity land to residential.

1.02 The Statement aims to provide the local authority with the relevant supporting information upon which we have based our proposals. The process of survey, analysis, discussions with the planning department and design aims to create an integrated approach to the proposal.

2.00 Location

2.01 The existing property was built in 1990's and is a 3 bedroom brick detached house with a garage to the side and conservatory behind.

2.02 The house lies on the corner of Victor Way and Comet Way on the established airfield estate.

2.03 The dwelling to the North is also a detached house.

2.04 The surrounding area inclusive of the planning application site is not in a designated conservation area; it is not subject to a low density policy and does not lie within the Green Belt. The site is designated as being within countryside land.

3.00 Planning

3.01 Planning permission as granted 11th December 2024, application No. 242643 for the following;

'Full application for the change of use from amenity land to residential, following a two storey side extension and a single storey rear extension, a garage conversion and changes to fenestration. Followed by the demolition of the existing conservatory.'

4.0. Landscaping

4.01 The existing trees to the front garden will be retained and maintained by the owners.

4.02 A new Laurel hedge will be planted along the edge of the clients boundary and maintained by the owners.

5.00 Variations

6.01 The first floor elevations on the approved planning permission has brickwork to the first floor. The proposed is to have render to the first floor elevations to all fenestrations.

6.02 The new brick/timber boundary wall has moved closer to the footpath than the approved location. Although this has decreased the amenity land, it does not impact the street scene. There will still be a new hedge along the back edge of the footpath, in the same location as the approved wall location.

6.00 Conclusion

6.01 We believe that the proposed alterations are in keeping with recently approved extension within the vicinity and in line with planning guidelines.

END