

Design & Access Statement

52 Poundfield Way, Twyford, RG10 0XR

1. Introduction

This Design & Access Statement supports the Householder planning application for a part two-storey, part single storey side / rear extension at 52 Poundfield Way, Twyford. It sets out the current parking arrangements, the proposed changes, public transport links, cycle storage, and relevant local planning precedents.

Planning history of the application address

- 52 Poundfield Way (Ref: 180943) – Approved 22/05/2018.
This scheme provided one off street parking position
- 52 Poundfield Way (Ref: 171879) – Refused 23/08/2017.
This scheme did not provide sufficient off street parking provisions

2. Existing Parking

The property currently has a detached single garage measuring approximately 2.3m wide by 5.2m long internally. This is too small for a modern car so is not currently used or classed as off street parking.

In front of the garage is a driveway that is currently the only off street parking position.

3. Proposed Parking

The proposal is to demolish the existing garage and build a two-storey side extension. This will include an integral garage with internal dimensions of at least 3.0m × 6.0m, which meets Wokingham's minimum standard.

The front of the garage will be set approximately 1.2m back from the public footpath. The applicant does not propose parking in front of the garage. An automatic garage door will be installed to reduce any time spent in front of the garage prior to pulling into the garage.

The compliant driveway space will be replaced by a compliant integral garage, so there is no net loss of compliant off-street parking provision.

4. Proposal

Although the proposal includes the creation of a new master bedroom, it does not increase the number of usable bedrooms at the property. The existing third bedroom measures 5.3 m², falling below the nationally recognised minimum size for a single bedroom (6.51 m² under the Housing Act 1985). This room is currently and will in the future be used as a study and is not suitable as a bedroom for an adult. The proposed works therefore replace this undersized room

with a compliant master bedroom, maintaining the practical bedroom count at three and not increasing demand for additional parking or occupancy.

5. Public Transport

The property is well connected by public transport. Nearby bus stops on Broad Hinton provide regular buses to Reading, Wokingham and surrounding areas. Twyford Station is around a 15-minute walk away and provides regular Great Western and Elizabeth Line rail services.

6. Cycle Storage

The property has gated side access to the rear garden and a secure shed, allowing for safe and convenient cycle storage. This supports sustainable travel options.

7. Local Precedent

Similar extensions have been approved locally, demonstrating that comparable proposals are acceptable in principle:

- 56 Poundfield Way (Ref: 042592) – Approved 08/04/2004
Two storey side extension
- 48 Poundfield Way (Ref: 170914) – Approved 06/07/2017
Part single part two storey side extension and conversion of garage to habitable accommodation

8. Summary

The proposal replaces an undersized detached garage with a policy-compliant integral garage, maintaining one compliant off-street parking space. Public transport and cycle storage provision are good, supporting reduced reliance on on-street parking. Local precedent shows that similar two-storey side extensions are considered acceptable in this area.