

Design and Access Statement



Planning Statement

Proposed Development: Two-storey rear extensions and internal alterations

Address: 126 & 128 Victoria Road, Wargrave, RG10

Applicants: Mr and Mrs Searle

Date: October 2025

1. Introduction

This Planning Statement supports a joint householder planning application for 126 and 128 Victoria Road, Wargrave.

The proposals seek permission for the construction of two-storey rear extensions to both semi-detached dwellings, together with associated internal alterations.

The applicant is the owner of both properties. They currently reside at No. 128 and are in the process of refurbishing and renovating No. 126, which is an existing rental property. The joint approach to this application allows both dwellings to be extended and improved in a coordinated and visually balanced manner, ensuring consistency in design and quality across the pair of semi-detached houses.

This statement sets out:

- The site and surrounding context
- Details of the proposed development
- The relevant planning policy framework
- Assessment of key planning considerations
- A conclusion demonstrating that the proposal accords with planning policy and should be supported.

2. Site and Surrounding Area

The application site comprises a pair of semi-detached, two-storey dwellings (Nos. 126 and 128) located on the southern side of Victoria Road within the established residential settlement of Wargrave.

The applicant owns both dwellings and currently occupies No. 128 as their main residence. No. 126 is an existing rented property, which is being refurbished and modernised to improve its condition and long-term viability as a well-maintained rental home.

The surrounding area is predominantly residential, characterised by traditional two-storey houses of varied age and design. The properties benefit from generous rear gardens and are not listed nor located within a conservation area.

The existing dwellings share a consistent building line and ridge height, contributing positively to the local streetscape. Rear elevations are typical in form, with a mix of historic and more modern rear extensions visible along the street.

The site is within the defined settlement boundary of Wargrave, where residential extensions are acceptable in principle, subject to considerations of design, scale, and impact on neighbouring amenity.

3. Proposed Development

The proposal seeks to:

- Construct two-storey rear extensions to both 126 and 128 Victoria Road; and
- Undertake internal alterations to enhance the layout and functionality of each dwelling.
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The extensions have been designed symmetrically to maintain architectural balance and visual harmony between the pair. Each extension will project approximately 3.7m from the existing rear elevation and will be constructed beneath a pitched roof aligned with existing eaves and ridge lines.

Internal Layout Improvements:

The internal alterations are intended to improve the size and functionality of existing bedrooms and provide first-floor bathrooms within each dwelling. These works will bring the internal accommodation up to modern standards without increasing the total number of bedrooms or habitable rooms.

As such, the proposals do not increase the intensity of residential use and will not add to parking demand.

4. Planning Policy Context

The proposals have been assessed against the following planning policy framework:

National Planning Policy Framework (NPPF, 2023)

The NPPF promotes good design (Section 12) and supports development that makes effective use of land within established settlements. Paragraphs 130 and 134 emphasise that developments should be visually attractive, sympathetic to local character, and maintain a high standard of amenity for existing and future users.

Wokingham Borough Council Local Plan (Core Strategy and Managing Development Delivery DPD)

Key policies relevant to this application include:

- CP1 – Sustainable Development: Supports appropriate development within settlements.

- CP3 – General Principles for Development: Requires proposals to be appropriate in scale, massing, and character, and to protect neighbouring amenity.
- TB21 – Landscape Character: Development should respect local patterns of development and built form.
- TB07 – Internal Space Standards: Seeks functional layouts providing good quality living environments.

Neighbourhood Plan

The Wargrave Neighbourhood Plan supports modest, well-designed residential improvements that maintain the character and scale of the area.

5. Design and Layout

The proposed two-storey rear extensions are designed to:

- Maintain symmetry between the two dwellings;
- Employ high-quality, sustainable materials; and
- Remain visually subordinate to the main houses through proportionate massing and roof form.
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The principal elevations facing Victoria Road remain unaltered, ensuring no visual impact on the street scene. The rear extensions are consistent in scale and appearance with other extensions along the street.

External Materials:

To improve the thermal efficiency and longevity of both dwellings, it is proposed to install rendered external wall insulation (EWI) across the external walls of both properties.

This will significantly enhance the thermal performance of the building fabric, reduce heat loss, and improve overall energy efficiency while providing a clean, cohesive finish across the pair of houses.

Roof tiles, windows, and other finishes will complement the existing materials, ensuring the development integrates sensitively with the surrounding area.

Internal Design:

The extensions will create larger bedrooms and first-floor bathrooms, delivering improved living standards and modern amenities. The layout enhancements are achieved without increasing the number of bedrooms or occupants, ensuring there is no change to parking requirements or residential density.

Overall, the design represents a balanced, sustainable, and visually coherent enhancement to both properties.

6. Impact on Neighbouring Amenity

Careful consideration has been given to the potential impact on adjoining and nearby properties.

- Daylight and Sunlight: The depth and height of the proposed extensions are modest, and given the orientation of the dwellings, there will be no unacceptable loss of light to neighbouring properties.
- Overlooking and Privacy: All new windows are rear-facing; no side-facing habitable room windows are proposed. Any first-floor side windows (e.g., bathrooms) will be fitted with obscured glazing.
- Outlook: The extensions will not appear overbearing due to their proportionate scale and design.

Accordingly, the proposal complies with the Council's guidance on protecting residential amenity.

7. Access and Parking

The proposals do not alter existing access arrangements or parking provision.

As the extensions and associated internal alterations do not increase the number of bedrooms or occupiers, the development does not result in any uplift in parking demand.

Existing on-site and on-street parking arrangements remain fully adequate to serve both dwellings.

8. Ecology and Wildlife Habitat

A Preliminary Roost Assessment (PRA) has been commissioned for the site, and the findings will be forwarded to the Local Planning Authority separately once available. Initial observations confirm the following:

- The main roof coverings of both dwellings consist of fibrous cement slates, which are not affected by the proposed works.
- The existing ground-floor single-storey elements at the rear comprise a flat roof and an insulated vaulted pitched roof. These structures do not provide suitable features or crevices for bat roosting or nesting birds.
- The proposed two-storey extensions do not require removal or alteration of existing roof structures that might offer roosting potential.

Accordingly, the development is not anticipated to have any adverse impact on local ecology or protected species.

Should the commissioned PRA identify any specific recommendations or mitigation measures, these will be reviewed and incorporated into the project as appropriate.

9. Sustainability and Construction

The design incorporates modern, energy-efficient construction methods and materials to improve the overall thermal performance of the dwellings. The works will

be undertaken in accordance with considerate construction practices, with all access via the side and rear of the properties.

As the applicant resides at No. 128, every effort will be made to ensure the construction works are well-managed, with minimal disruption to neighbouring residents.

10. Community Involvement

Prior to submission, the applicant engaged informally with neighbours by providing information on the proposed works and inviting feedback.

A separate Community Involvement Statement accompanies this application and provides full details of the engagement undertaken.

11. Conclusion

This Planning Statement has demonstrated that the proposed two-storey rear extensions and internal alterations at 126 and 128 Victoria Road represent a well-considered and policy-compliant form of development.

The proposals:

- Are acceptable in principle within the settlement boundary;
- Are sympathetic to the character and appearance of the host dwellings and wider area;
- Protect the amenity of neighbouring residents;
- Provide improved bedroom sizes and first-floor bathrooms, enhancing living standards without increasing room numbers or parking demand; and
- Will enable the refurbishment and upgrading of both properties under single ownership — with the applicant's own home at No. 128 and the adjoining rental property at No. 126 — in a coordinated and visually harmonious way.

It is therefore respectfully requested that planning permission be granted.

Prepared by:

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