



**DESIGN ACCESS STATEMENT AND PHOTOGRAPHS
FOR FRONT PORCH EXTENSION INCLUDING CHANGE OF USE
OF GARAGE TO A HABITABLE ROOM**

67 Lowther Road
Wokingham
RG41 1JB

Introduction

This statement has been prepared on behalf of our client for whom we submit a Design and Access Statement in support of the current planning application at the request of Wokingham Borough Council and in line with guidance from the UDP and PPG1 and recommendations for supporting written statements for Planning Applications. This has also been prepared as a requirement under section 42 of Planning and Compulsory Purchase Act 2004 and Section 62 of the Town and Country Planning Act 1990.

Scheme Information

Details of Scheme:

- The statement supports the householder planning application submitted for the conversion of existing garage to a habitable room and construction of a front porch.

Applicant:

- Mr. Thomas Birkin

Design

Proposed Use:

- Private domestic residences

Size of Site (approx.):

- The site consists of a semi-detached family dwelling with a pedestrian side access to the rear garden. The dwelling was granted planning for a single storey rear and front extension in 2000 which has been constructed. Recently planning permission for a Certificate of Lawful development to convert the existing garage to a habitable room and construction of a front porch was refused. The approximate overall size of the plot is 428m², the original extended property occupies 95m² floor area, the rear garden is 221m² and the hard standing to the front is 112m².

Anticipated Scale (approx.):

- The scheme proposes to bring into use the existing garage to a habitable room as the current garage is not wide enough to accommodate modern vehicles. The scheme also proposes to extend the existing porch to the front. The extended roof over the porch is to match the existing. The gross increase in floor space resulting from extension of the porch is 3.4m². There is no net loss of

floor area due to the proposed scheme. The external finishes for the proposed dwelling are to match those of the existing dwelling.

Site Analysis

The property is sited in a residential located along Lowther Road in Wokingham. The site has been historically developed for private semi-detached dwelling house.

Size and Shape:

- The existing extended property comprise of 4 bedrooms and 1No. family bathrooms on the first floor, the ground floor has a living, dining, kitchen, utility room and a garage. The planned alteration of the dwelling will bring into use the existing garage as a habitable room and planned porch extension will increase the floor area of the existing hallway.

Planning History:

- In May 2000 a planning application was granted for a single storey rear extension to form a conservatory and a single storey front extension (Ref: F/2000/1421)
- In October 2025 a planning application for a 'Certificate of Lawful Development' for proposed conversion of garage to a habitable room and construction of porch to the front was refused (Ref: 252628)

Access:

- Winnersh town centers is approximately 2.5km to the North West of the site, Woosehill town center is approximately 2km to the South West and Wokingham town center is approximately 4km to the South of the dwelling. Lowther Road is well placed for access to public transport and the road networks links to all public amenities with the Borough. The surrounding roads and footpaths have uninterrupted sight lines and provide safe and step free access to properties server by the public footway and conforms to the DDA requirements.

Parking:

- There are no parking controls measure in operation in the area and there is off street parking available for 3 cars on hard standing on the front drive of this property and additional parking for 1 vehicles is available on the highway.

Planning Policy

There are a number of planning policies set down at a national level with relevant Government Guidance and interpreted within the Local Plan that are applicable to the development of the application site.

The proposed details for scheme drawings are noted on drawings (JC / 0896 / 10, 11, 12, 13, 14, 15, & 16) which have been prepared to meet the requirements of the policies as set in the UDP.

In line with such planning policy guidance and the adopted **Core Strategy policies**:

- CP1 – Sustainable Development.
- CP2 – Inclusive Communities.
- CP3 – General Principles for Development.
- CP9 – Scale and Location of Development Proposals.

MDD Local Plan:

- CC01 – Presumption in Favour of Sustainable Development.
- CC02 – Development Limits.
- CC03 – Green Infrastructure, Trees and Landscaping.
- CC04 – Sustainable Design and Construction.
- CC06 – Noise.
- CC07 – Parking.
- CC09 – Development and Flood Risk.
- CC10 – Sustainable Drainage.
- TB07 – Internal Space standards.
- TB21 – Landscape Character.
- TB23 – Biodiversity and Development.
- C5 – Parking and Electric Vehicle Charging.

Design Considerations

Use

The proposed layout plans show the development which includes:

- The finished construction detail for the proposed dwelling are to match those of the existing property. The proposal is consistent with other similar development in the vicinity of the site and represents full and effective use of the existing property.

Layout

In the proposed design layout for the scheme consideration has been given to the following:

- Safe access to the users of the dwelling.
- Provision made for sufficient amenity space for the occupants of the dwelling.
- Accommodation designed to meet and exceed the internal space standards for dwellings.
- Sufficient provision for parking for the dwelling.
- The dwelling will be constructed to meet the Zero carbon standards.

Scale

The scale of the development is in keeping with developments already permitted in Wokingham on similar sites.

Access Considerations

The current access to the dwelling from the public highway allows unrestricted pedestrian level threshold access to the ground floor which would be suitable for disabled and wheelchairs and conform to the DDA Standards.

Access to the first floor and the proposed first and second floor will not conform to DDA requirements due to the elevated level difference between floors.

Existing Front Elevation



Existing Front and Side Elevation



Existing Flank Elevation

