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CRP/bb/2547

**1, Elizabeth Road, Wokingham, RG40 1UA - Proposed single-storey rear extension
with 2 No. roof lanterns**
Householder planning application; Design Statement regarding the proposal

The Property

1, Elizabeth Road is a semi-detached, two-storey dwelling of traditional construction (**Photograph 1**). This property has been developed since the time of original construction with a two-storey side and rear extension to the dwelling approved in February 1997 (application No. F/1996/64779) and shown in **Photograph 1**. The ground floor comprises a kitchen with separate living room, utility room and a conservatory to the rear (**Photograph 2**).



Photograph 1 – Front elevation as viewed from Elizabeth Road

The Site

The site is located on Elizabeth Road with properties to both side boundaries. This property is set back off the main road with a paved driveway. The dwelling benefits from a large garden to the rear of the property with close bordered fence providing privacy on all boundaries.



Photograph 2 – Existing conservatory as viewed from the rear garden

The Proposal

This application is to be read in conjunction with the following documentation: -

- ‘As existing’ and ‘as proposed’ elevations and floor plans, Drawing No. **2547/01 to 2547/04**.
- Site plan and site location plan **2547/SK.1 and 2547/SK.2**.

In order to improve the use of the existing space in this family home, this proposal seeks to demolish the existing conservatory and build a single-storey rear extension. This proposal will create more habitable space for the property without its use being defined by seasonal changes in temperature and humidity. The proposed roof lanterns will provide natural light to the area, negating the need for lights to be switched on at all times of the day and the new space will ultimately be more thermally efficient.

The proposed works aim to enhance the building’s character, increasing the value of the property and optimising the space to better suit a maturing family. This proposal seeks full householder planning permission.

Wallace Bacon Consultants, July 2025