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10 Sawtry Close, Lower Earley, Reading, RG6 3AA

Design and Access Statement

New single storey front porch extension.

Job Ref: 24A041

24A041/DAS

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Rev -



1. Introduction

This Design and Access Statement supports a revised Householder Planning Application for a single-storey front porch extension and garage conversion. The proposal aims to improve accessibility and internal space for the applicants' disabled son, while maintaining the character of the existing dwelling and surrounding area.

2. The Proposal

The proposed development includes:

- A new single-storey front porch extension projecting sideways from the existing integral garage, which itself projects forward from the main house.
- Conversion of the existing garage into secure internal storage and accessible space.

3. Site and Context

The site comprises a detached two-storey dwelling with a projecting ground-floor garage, located at the end of Sawtry Close. The surrounding area is residential in character, with similar detached and semi-detached properties.

4. Planning History

There is no formal planning history for the site.

A rear extension was previously constructed under permitted development rights.

5. Pre-Application Advice

No formal pre-application advice was sought.

6. Local Engagement

The applicants have discussed the proposal with neighbouring residents. No objections were received in relation to the previous, refused application.

7. Planning Considerations

The proposal has been designed in accordance with the Wokingham Borough Design Guide and relevant Local Plan policies, with particular attention to:

- Residential amenity
- Local character and design
- Parking provision
- Accessibility and inclusive design

8. Proposed Use and Justification

The development remains ancillary to the existing residential use. The garage conversion and porch extension are intended to:

- Provide secure, weather-protected access for the applicant's son, who has mobility challenges.
- Allow for the safe storage and charging of a motorised trike.
- Enable level access into the home via a ramped entrance.

- Create a welcoming, inclusive entrance space that accommodates the needs of the whole family without appearing institutional.

The submitted design prioritises dignity, independence, and long-term adaptability.

9. Design and Impact on Character

The porch extension is modest in scale and subservient to the main dwelling. It does not project beyond the existing garage line and is designed to integrate seamlessly with the existing architecture.

Materials:

Facing brickwork and roof tiles to match the existing dwelling and surrounding properties.

10. Parking and Access

The property will remain a four-bedroom dwelling.

- Existing parking: 1 external space + 1 internal garage (not suitable for modern vehicles).
- Proposed: 2 external parking spaces (2.5m x 5m each) to be laid out at the front of the property, maintaining current provision.

11. Impact on Neighbours

The porch extension does not extend beyond the existing building line and contains no habitable rooms.

The garage conversion will not affect neighbouring amenity or privacy.

The revised parking layout ensures no loss of on-site parking.

12. Flood Risk and Landscaping

The site is not located in Flood Zones 2 or 3.

No changes are proposed to existing landscaping or trees. Please refer to the accompanying Trees, Biodiversity and Flood Statement.

13. Layout and Scale

The internal layout remains largely unchanged.

The garage conversion could be carried out under permitted development rights.

The porch extension is single-storey and proportionate to the host dwelling.

14. Conclusion

This proposal provides a much-needed improvement to the accessibility and functionality of the home for the applicants' son, while respecting the character of the area and complying with local planning policy. The design creates a welcoming, human-centred environment that blends accessibility with comfort and dignity—without compromising aesthetics or neighbourhood character.