

Design and Access Statement

Proposed Development: Demolition of existing Conservatory and Erection of Rear single Storey extension.

Address: 92 Victoria Road, Wargrave, Reading, RG10 8AE

Applicants: Mrs Megan Jones

Site Appraisal: The property is a Victorian mid terrace, three bedroomed property. With loft conversion, rear Extension with a wrap-around conservatory forming courtyard. With rear garden giving access to detached garage served by rear vehicular access.

Design Proposal: The existing two phase extension comprising of a single storey rear extension with a later added conservatory attached to it. From a design aspect this is a combination that rarely works well. Overall the applicant aims to replace the existing extension/conservatory with the proposed single storey extension, achieving a high standard of design.

Highway Considerations: Rear Garage not affected by the proposal.

Trees & Hedges: There are no trees or hedges affected by this proposal.

Ecology: Single storey proposal. Bat survey not necessary.

The existing rear extension provides a bathroom/shower room and Utility Room, with a wrap-around conservatory. The conservatory gives access to an enclosed courtyard, and to the rear garden via French doors. Detached Garage is located at the rear of the premises.

The existing extensions cover an area of 11.9 M² the conservatory floor area is 13.4 M² totalling a floor area of 25.3 M² the proposed extension will cover the existing footprint and the existing courtyard. The total proposed floor area is 31.4 M² the Approximate width of 3.2 M and 9.4 M to the rear of the official building line.

The proposed extension will accommodate a larger kitchen, living area and ground floor WC. The proposed flat roof with roof lights over the extended area will provide a consistent higher quality design, replacing the hap-hazard existing construction, made up of pitched conservatory roof, and separate flat roof. The proposed build will have an elevated eaves as Viewed from No. 90, and No 94 (Existing and proposed views have are indicated on Drawing Nos. OAS/25/1900/4 & 5)

It is not proposed to build beyond the current rear building line. There is separation between the proposed side walls and neighbouring property walls. As noted in our pre-application summary “the increase in mass would not be significant and is therefore unlikely to have a materially greater impact on adjacent properties than the existing structure”

There are no windows or wall openings to the South Elevation at 90 Victoria Road, It is not proposed to build beyond the existing rear building line. No. 94 have Bi-folding doors to the South elevation

We conclude that our proposal though large is appropriate in scale and mass. The proposed build form will be a significant improvement on the existing arrangement. By virtue of the proposed materials, character and quality of design. There will not be a significant detrimental effect on the amenities of the adjoining land users.

As such we are confident that the proposal would comply with CP3 of the Wokingham Borough Core Strategy (29th January 2010)