

Design and Access Statement

Ref BSA. 631

3 Skeffling Close Earley Wokingham

Wokingham Borough Council

Planning Department

20th Sept 2024

3 Skeffling Close Earley Wokingham RG6 3XS

Single storey Utility Room extension to the rear of the existing garage including a Shower Room / conversion of the single garage into a habitable room / and Front Porch Extension to form enclosed Entrance Lobby.

Design and Access Statement

The works involve a single storey extension to the rear of the garage 3.5 x 2.9 metres (10.15m²) this includes a Shower Room facility with shower / wc / and wash hand basin. The integral garage is converted into a habitable room including the removal of the metal garage door to be replaced with a new UPVC white finish window to match the other windows on the house. The brickwork around the window matches the other facing bricks on the property. There is a small Entrance Lobby extension replacing the existing front door canopy, this Entrance Lobby is 2.2 x 1.0 metres (2.2m²)

Design Statement

This application is made on behalf of Mr R Visinoiu owner of the property.

3 Skeffling Close Earley is located in quiet cul de sac of detached houses built in the 1980's. This is three bedroom property built of traditional construction which has level access from the front garden directly to the front door. There are two car parking spaces in the front garden.

There is a level rear garden with good accessibility and is fully enclosed by timber close board boundary fences.

There is full accessibility throughout the property.

All works will be undertaken to conform with building regulation requirements. Access will conform to modern DDA requirements for residential houses.

BSA Sept 2024