



Proposed development for two storey
side and rear extension, partial
garage conversion to habitable
space with change of fenestration

Design & Access Statement

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JCEng Solutions (leng)
Email :info@jcengsolutions.com
Ph: 0741 1070270

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1.0 Introduction

This design access statement has been produced in support of an outline householder planning permission application for the two-storey side and rear extension with change of fenestration 14 Nightingale road. It should be read in conjunction with the other documents and drawings provided.

2.0 Site Description

The applicant site is within a predominant area of residential dwelling. This is a single-family dwelling with 3 bedroom and bathroom on the first floor and living, kitchen and dining on the ground floor with car parking space in the front of the house.

The property itself is thus situated in a central location, on a mixed-use road amongst local services and amenities.

The application site is very well connected and benefits from a good level of sustainable local transportation links and

connections. The nearest train station is Earley rail station which is 1.8miles away, and minutes on public transport to the local town centre.

Schools are plentiful within walking distance, such as Bulmershe school and wangles college.

The application site is not in a conservation area, and it is not a listed building.

The applicant site is not within the high risk of surface water flooding.



3.0 Existing Site photographs



Front view from the park drive showing low boundary wall,



View looking at the rear of property showing the garden and boundaries to neighbouring properties



Showing the rear garden, car parking and boundaries to neighbouring properties



Rear garden view showing the extent of the patio area and garden

4.0 The Proposal

4.1 Use

The property is currently a C3 Use Class single dwelling house and is intended remain as it is.

4.2 Layout

The proposal was to create a suitable scheme to make good use of the site. The design has been carefully considered with regards to building footprint and height, location on the site, architectural approach, and the relationships and materials.

The proposed two storey side extension together with internal alterations enables the creation of much needed office, kitchen, living with dining facilities and garage.

4.3 Appearance and Scale

The proposed appearance of the two-storey side extension walls are proposed to be constructed to match the existing.

Brick – Red brick

Window – upvc double glazed

Roof tiles – Grey clay tiles

The depth and height of the two storey extensions will not have an overbearing impact or cause a significant sense of enclosure, or loss of outlook from, or light to, principal windows of habitable rooms of neighbouring properties.

The highest point of the two storey and rear extension would be gable roof, would not protrude beyond the main ridge of the host dwelling.

The proposed elements have been carefully considered to ensure the proposed changes are modest in terms of height, depth, and design. The proposal is clearly subservient to the host dwelling and there are other examples of extension of various sizes and designs in the surrounding street scene. Consequently, it can be considered that the proposal is likely to have an no impact on the character of the area.

Windows have been located to ensure that there is no overlooking into neighbouring residential properties.

4.4 Biodiversity and Mitigation

In accordance with TPO 3/1951, W3, and relevant Core Strategy Policies CC03 and CP3, the proposed landscaping and boundary treatments adhere to BS5837:2012 standards. The scheme integrates soft landscaping with low-level planting throughout, enhancing the visual amenity and contributing to biodiversity. Existing trees, hedges, and shrubs, particularly those protected under TPO 3/1951, will be retained and safeguarded during development in line with BS5837:2012 guidance.

At the rear boundary, an existing 6-foot timber fence provides privacy and will be retained. At the front and sides, the existing low-level boundary wall will remain, complemented by additional planting to soften the hard edges and harmonise the development with its surroundings.

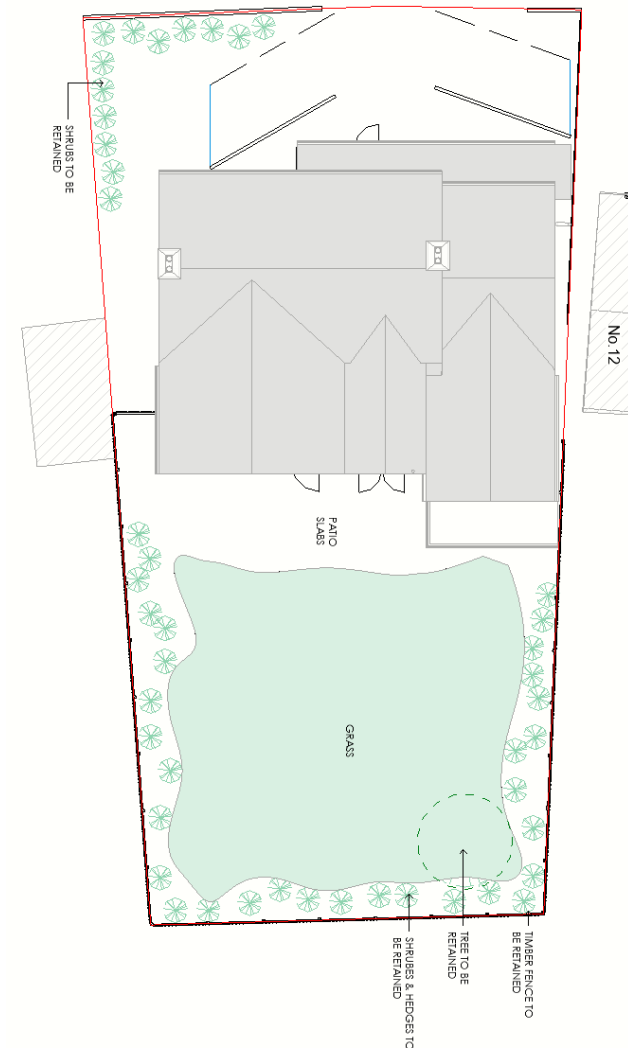
This approach ensures that the character and appearance of the site are preserved and enhanced, while contributing positively to the local landscape in line with relevant planning policies.

4.5 Car Parking

There are 2 off car parking spaces available to the front existing property but there are no parking restriction regulations in the vicinity of the site so overflow parking on the street would be unlikely to result in a highway safety impact.

4.6 Access

All newly constructed work, door openings, corridors, manoeuvrability within rooms are, and will be, in full compliance with Approved Document Part M.



4.7 Overlooking

The height and massing have been carefully considered. In addition, great care has been placed upon the location and design of windows, being mindful of the overall composition and to avoid overlooking too neighbouring dwellings and gardens.

5.0 Planning Policy Context

5.1 Planning history

There is relevant Planning Application or Planning Appeal History to the current application

F/2000/2065 “Permission is granted” for Proposed single storey rear extension to dwelling in 2011

5.2 Planning Policies

National Planning Policy Framework 2021 (NPPF)

The new National Planning Policy Framework was issued in 2021 and the following paragraphs are considered to be relevant.

Paragraph 38 confirms that Local Planning Authorities should approach decisions on proposed developments in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 47 confirms that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the Development Plan, and is a material consideration in planning decisions. This paragraph also states that decisions on applications should be made as quickly as possible, and within statutory timescales, unless a longer period has been agreed by the applicant in writing.

Paragraph 54 advises that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

Paragraph 55 advises that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Conditions that are required to be discharged before development commences should be avoided.

Paragraph 119 advises that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions

Paragraph 124 highlights that Planning policies and decisions should support development that makes efficient use of land, taking into account.

Paragraph 130 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Development should:

- a) Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

- b) Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- c) Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- d) Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks
- e) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life

The intended proposals have been developed in compliance with

- Wokingham Borough Local Development Framework
- Managing Development Delivery Local Plan

Policy CP1 Character & Design

Policy CP3 Neighbour Impact

Policy CP6 Highways

Policy CP7 Ecology

House extensions and ancillary accommodation, will be approved where:

- a) They are of a high quality of design that matches or complements the style of the dwelling and the surrounding area.
- b) The size, scale and materials of development are in keeping with the original dwelling and the surrounding area.
- c) The extensions and alterations are designed so that there shall be no significant reduction in the living conditions of the occupiers of neighbouring properties. In particular, extensions must not result in
 - Loss of outlook, from the main windows of neighbouring habitable rooms
 - a significant loss of light/overshadowing for neighbours, An overbearing or over-dominant effect on the habitable rooms of neighbouring properties.
 - A significant loss of privacy for neighbouring residents.

6.0 Conclusion

The presence of two storey side extension is a common feature in a typical residential street. This is evidenced in the surrounding context, with some properties in the same street already having side extensions in situ. As such the proposal will not be out of context or have an in principle detrimental impact upon the building and surrounding character/street scene.

The proposed scale and use of materials result in a proposal that is subservient to and respects the character of the existing building, resulting in a modification that retains its overall proportions and architectural legibility.

No part of the extensions and alterations will be higher than the highest part of the host dwelling house.

Tree and shrubs to be retained

We therefore believe the proposals should be supported as a positive contribution to the neighbourhood.