

Your Ref:

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CRP/bb/2332

10, Danywern Drive, Winnersh, Wokingham - Proposed first-floor extension and part single-storey side/ rear extension with internal alterations and changes to fenestration
Householder planning application; Design Statement regarding the proposal

The Property

10, Danywern Drive is a bungalow of traditional brick construction built in circa 1959 (**Photograph 1**) with a detached single garage sited to the left-hand side of the property. This dwelling has a part brick, part rendered finish with no significant extensions or alterations since the time of original construction. The original accommodation comprises of two bedrooms with a separate kitchen, living room, one bathroom and a conservatory. The rear of the property is shown in **Photograph 2**.



Photograph 1 – Front elevation as viewed from Danywern Drive

The Site

The site is located on Danywern Drive with properties to all boundaries. This bungalow is set back off the main road with a large, graveled driveway and small front garden and a large rear garden mainly laid to lawn. This property has parking provision for at least three vehicles. The direct neighbours, No.8 and No.12 Danywern Drive can be seen in **Photograph 1**. Generally, along the length of Danywern Road the street scene is extremely varied with many houses of varying styles and construction. On the northern side of Danywern Drive there is a mixture of one and two-storey properties with dormers, a key feature in first-floor extensions.

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The boundaries are mostly formed with close bordered fence, which provides privacy on all boundaries. There is a wired fence line to the front of the property between No. 8 and No.10 with their boundary partly shared by garage structures, which extend into the rear of these properties. This is shown in **Photograph 3** and **Photograph 4**.



Photograph 2 – Rear elevation as viewed from the garden



Photograph 3 – Existing boundary line between No. 8 and No. 10 Danywern Drive



Photograph 4 – Detached garages to No. 10 and No. 8 Danywern Drive as viewed from the rear garden to No. 10 Danywern Drive

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. **2332/01 to 2332/09**.
- Site plan and site location plan **2332/SK.1 and 2332/SK.2**.
- Sunlight assessment for neighbouring properties

In order to improve the use of the existing space, modernizing it both externally and internally and ultimately adding value to what will be considered a premium home. This proposal seeks to add a first-floor extension to the property and part single-storey side/rear extension resulting in an increase to the existing footprint of the property in order to maximize the available space and take advantage of this significantly large plot providing a family home. The alterations will allow for the creation of a large open plan kitchen/ diner and living space with more useable space to accommodate a growing/ maturing family. The ground-floor internal alterations will include an integral garage, utility room and study to better suit the current climate to work at home. The proposed first-floor extension will create four bedrooms, a new family bathroom and include a master bedroom with ensuite. These aspects will ultimately lead to enhance the building’s character, increasing the value of the property and optimize the space to better suit a growing/ maturing family.

In order to prevent any adverse effects related to privacy or right to light of the neighbouring properties, the design incorporates the use of dormers with the first-floor space to keep the ridge height much lower than a standard two-storey property. The first-floor space proposed to be much smaller than the ground-floor footprint to avoid any adverse effects to the neighbouring properties and not create unnecessary mass or bulk. The side/ rear extension constructed with flat roof to further negate any adverse effects to neighbouring properties.

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Due to the mixed street scene within the length of Danywern Drive and existing extensions and alterations to various properties, which have already been completed, this design aims to complement the existing properties which reside within the immediate area using dormers of a similar style.

A sunlight assessment confirms that the proposed works will not result in any loss of light to the immediate neighbours No. 8 and No. 12 Danywern Drive, with all first-floor windows to the side elevations to be obscure glazed as shown in the supporting elevation drawings No. **2332/01 to 04** in order to safeguard the residential amenities of the neighbouring properties.

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

Wallace Bacon Consultants, January 2024