

## DESIGN AND ACCESS STATEMENT

Proposed Garage Conversion to Living Accommodation  
14 Booth Drive, Finchampstead, Wokingham, RG40 4HL

|                 |                                                            |
|-----------------|------------------------------------------------------------|
| Client          | Anika Patel                                                |
| Project Address | 14 Booth Drive, Finchampstead, Wokingham,<br>RG40 4HL      |
| Proposal        | Conversion of existing garage into living<br>accommodation |
| Prepared by     | Paul Schofield – PS Architectural Design                   |
| Date            | 05 <sup>th</sup> June 2026                                 |

*This statement should be read alongside the submitted existing and proposed plans / parking provision.,*

## 1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the proposed conversion of the existing garage at 14 Booth Drive, Finchampstead, Wokingham, RG40 4HL into habitable living accommodation.

The proposal seeks to convert the existing garage into additional living accommodation ancillary to the main dwelling. The works would include the replacement of the existing garage door with a new front-facing window and matching external walling, together with associated internal alterations.

The purpose of this statement is to explain the design approach, the effect of the proposal on the appearance of the dwelling and surrounding area, and to demonstrate that suitable parking provision will be retained within the site following the conversion.

## 2. Site and Surrounding Context

The application property is a substantial detached two-storey dwelling located within an established residential setting in Booth Drive, Finchampstead.

The house forms part of a residential development characterised by individually designed detached dwellings set within generous plots, with off-street parking to the front and landscaped areas around the properties.

The existing dwelling is finished predominantly in red brickwork with decorative tile hanging to the upper sections, clay roof tiles, black framed windows and black rainwater goods. The house has a strong traditional character, with gabled roof forms, dormer windows and decorative detailing.

The existing garage forms part of the front elevation and is served by a large driveway area. The property already benefits from a generous area of hardstanding to the front, capable of accommodating multiple vehicles off the public highway.

### **3. Existing Arrangement**

The existing dwelling includes an integral garage positioned to the front/side of the house. The garage is currently accessed from the front driveway.

The submitted existing and proposed parking plans show the existing parking arrangement and the proposed parking provision following the garage conversion. The existing driveway area is substantial and already provides practical off-street parking.

The existing garage door currently forms part of the front elevation. The proposal would remove the garage door and replace it with a more domestic frontage, helping the converted space read as part of the main dwelling.

### **4. Proposed Development**

The proposal is for the conversion of the existing garage into habitable living accommodation. Internally, the converted area would be incorporated into the main dwelling and would provide improved accommodation for the occupants.

Externally, the main visible alteration would be to the front elevation, where the existing garage door would be removed and replaced with new walling and fenestration. The proposed window would be designed to relate appropriately to the existing dwelling, using materials and detailing that match or complement the main house.

The proposed works are modest in scale and would be contained within the existing building envelope. There would be no significant increase in the height, bulk or footprint of the dwelling.

### **5. Design Approach**

The design approach is to ensure that the garage conversion appears as a natural and sympathetic alteration to the existing house.

The replacement of the garage door with matching brickwork and a domestic window would improve the residential appearance of this part of the front elevation. The use of matching or complementary materials would ensure that the converted garage sits comfortably within the existing architectural composition.

The proposed front windows would be proportioned and detailed to reflect the character of the existing windows on the property. This would help maintain visual consistency across the elevation and avoid the conversion appearing as an unrelated or poorly integrated alteration.

The proposal would preserve the established character of the dwelling and would not appear visually harmful within the street scene.

## **6. Materials**

The proposed external materials would be selected to match or closely complement the existing dwelling.

Facing brickwork should match the existing red brickwork as closely as possible. The new window frame colour and style will match and complement the existing grey framed windows. Any cill, head detail, mortar colour and brick bond will be chosen to ensure the new work integrates successfully with the existing front elevation.

The intention is that the completed works will appear integrated with the original dwelling rather than as an obvious later alteration.

## **7. Parking and Highway Considerations**

A key consideration in relation to the proposal is the loss of the existing garage parking space. However, the submitted parking layout demonstrates that sufficient off-street parking will be retained within the site.

The proposed parking plan shows four off-street parking spaces provided on the existing driveway and hard standing area to the front of the property. These spaces would be retained within the curtilage of the dwelling and would allow vehicles to park clear of the public highway. The available frontage and driveway area are generous, and the arrangement would continue to provide practical and convenient parking for the dwelling. As a result, the proposal would not lead to increased pressure for on-street parking and would not result in harm to highway safety. The proposed four-space provision is considered appropriate for the size and nature of the dwelling and would maintain a satisfactory level of off-street parking following the conversion of the garage.

## **8. Access**

The existing vehicular access from Booth Drive would remain unchanged. The proposal would not alter the existing access arrangements, visibility, driveway entrance or relationship with the public highway.

Pedestrian access to the dwelling would also remain as existing. The conversion would not create a separate dwelling or independent access, and the accommodation would remain ancillary to the main house.

The proposal would therefore have no adverse impact on existing access arrangements.

## **9. Residential Amenity**

The proposed conversion would be contained within the existing building envelope and would not result in any significant increase in overlooking, overshadowing, loss of light or loss of privacy to neighbouring properties.

The new front-facing window would face towards the existing driveway and street frontage and would not create any unacceptable relationship with adjoining dwellings.

The proposal would not intensify the use of the site beyond normal residential occupation and would not result in noise, disturbance or other amenity impacts beyond those already associated with the existing dwelling.

## **10. Character and Appearance**

The proposal would have a limited visual impact and would improve the domestic appearance of the existing garage frontage.

The property sits within a residential setting where alterations to dwellings are common, provided they are well designed and use sympathetic materials. The proposed conversion would respect the established architectural character of the property and would not appear out of keeping within the surrounding area.

The replacement of the garage door with matching brickwork and a window would create a more balanced residential frontage while retaining the overall form and character of the existing house.

## 11. Sustainability

The proposal makes efficient use of the existing building fabric by converting an underused garage space into habitable accommodation. This is a sustainable approach, as it avoids the need for a larger extension and limits additional construction impact.

The converted space would be insulated and upgraded as required to comply with current Building Regulations, improving the thermal performance of this part of the property.

## 12. Conclusion

The proposed garage conversion at 14 Booth Drive, Finchampstead, Wokingham, RG40 4HL represents a modest and sympathetic alteration to the existing dwelling.

The works would be contained within the existing building envelope, would use materials to match or complement the existing house, and would preserve the character and appearance of the property and surrounding street scene.

The proposal would retain four off-street parking spaces within the site, ensuring that adequate parking provision remains available following the conversion of the garage. The existing access arrangements would remain unchanged, and there would be no adverse impact on highway safety or neighbouring residential amenity.

For these reasons, the proposal is considered to be an appropriate form of development and is respectfully submitted for approval.