

18th October 2024

PLANNING STATEMENT

**2 Victor Way,
Woodley,
Berkshire,
RG5 4UZ**



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1.00 Introduction

1.01 The following Design and Access Statement has been prepared in support of a planning application for the proposed two storey side extension, single storey rear extension, garage conversion and relocation of garden fence with change of use from amenity land to residential.

1.02 The Statement aims to provide the local authority with the relevant supporting information upon which we have based our proposals. The process of survey, analysis, discussions with the planning department and design aims to create an integrated approach to the proposal.

2.00 History

2.01 The existing property was built in 1990's and is a 3 bedroom brick detached house with a garage to the side and conservatory behind.

2.02 The house lies on the corner of Victor Way and Comet Way on the established airfield estate.

2.03 The dwelling to the North is also a detached house.

2.04 The surrounding area inclusive of the planning application site is not in a designated conservation area; it is not subject to a low density policy and does not lie within the Green Belt. The site is designated as being within countryside land.

3.00 Design

3.01 The main design philosophy has been to create a dwelling that will compliment and enhance the land and surrounding area whilst also remaining in keeping with the neighbouring properties.

3.02 Overall the proposal represents a comprehensive extension which efficiently uses the site within a sustainable location, the scale of which is not detrimental to the character of the area or size of the plot it sits on.

3.02 The proposal is to increase the living accommodation for the husband, wife and four children, giving them the space required for their ever-growing family and needs.

4.0. Site Access

4.01 The application proposal will utilise the existing main vehicular access into the site from Victor Way with an increase in width to accommodate three vehicular parking spaces.



4.02 Refuse will be placed by the entrance to the site from where it will be collected from the road which meets with the criteria of the local authorities refuse collection guidelines.

5.00 Landscaping

5.01 The existing solid brick boundary wall will be replaced with a more aesthetically pleasing part wall part timber structure, in line with the Council's request.



5.02 The existing shrubs and small trees will remain along the footpath edge and will be maintained by the applicant.

6.00 Appearance

6.01 The appearance of the dwelling will compliment the aesthetic values of the existing properties currently surrounding the site.

6.02 The materials and external finishes for the proposed dwelling will be chosen to match and harmonise with surrounding properties. These are subject to local authority approval and we are happy to liaise with the LPA to agree on external finishes and hard landscaping.

7.00 Conclusion

7.01 We believe that the proposed alterations are in keeping with recently approved extension within the vicinity and in line with planning guidelines.

END