

Design and Access Statement

Proposed Side and Rear Extension to Existing Family Dwelling

Property Address: 10 Arbor lane Winnersh Wokingham

Applicant: Dominic Lyons (property / home owner)

Date: 07/07/2025

1. Introduction

This statement is submitted in support of a householder planning application for a single-storey front and double storey side and rear extension to create a family home at the above address. The proposal seeks to sensitively increase the internal living space, improve functionality, and bring the home up to modern standards in terms of layout, accessibility, and energy performance.

2. Site and Context

The property is a 2-bedroom semi-detached house located in a residential neighbourhood within Wokingham Borough Council. The house benefits from a generous rear and front garden and lots of off-street parking. Surrounding properties exhibit a mixture of traditional and contemporary extensions, many of which feature rear or side extensions of a similar scale and character.

There are no known listed buildings or heritage constraints on the site, and it is not located in a flood zone or conservation area.

3. Design Proposal

Purpose and Brief

The primary aim of the proposal is to:

- Create a more open and flexible kitchen/dining/living space
- Improve connectivity between internal spaces and the rear garden
- Provide better utility/storage solutions
- Accommodate a growing family with improved comfort and energy efficiency

Design Features

- **Single-storey side extension** to widen the ground floor and incorporate a utility room and storage.

- **double-storey rear extension** projecting [approx. 3–4 metres] to house a modern open-plan kitchen/living/dining area and additional bedroom.
- **Contemporary rear glazing** including bi-fold or sliding doors to enhance natural light and garden access.
- **Matching materials** to complement the existing building and maintain visual harmony with neighbouring homes (e.g. brickwork, roof tiles).
- **Flat or pitched roof** with rooflights to maintain appropriate height and ensure minimal impact on neighbours.

Scale and Massing

The proposed extensions are proportionate to the existing dwelling and remain subordinate in form and scale. The extension rooflines have been designed to minimise overshadowing and visual bulk maintaining a subservient appearance.

Materials and Appearance

Materials will match or closely complement the existing house, including:

- Facing brickwork and render to match existing walls
 - Plain Roof tiles consistent with those on the main house
 - UPVC glazed doors and windows with slim frames for a contemporary yet sympathetic appearance
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4. Access Considerations

There will be no changes to vehicular or pedestrian access to the public highway. The existing front access remains unchanged and compliant with local standards. Additional flexible parking spaces are available and a secure cycle storage will be installed. A electric car charging point will be provided.

Internally, the layout will provide improved circulation, wider clearances, and direct access to the rear garden via level thresholds, ensuring better accessibility for users of all ages and abilities.

5. Sustainability and Energy Efficiency

The proposal includes:

- Enhanced thermal insulation exceeding minimum Building Regulations standards
 - High-performance glazing to reduce heat loss
 - Integration of low-energy lighting and ventilation systems
 - Futureproofing for solar integration if feasible
 - Upgrading central heating system to efficient modern system
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6. Impact on Neighbours and Local Character

The design has been carefully developed to minimise impact on neighbouring properties. The rear extension respects daylight and privacy standards, remaining within the 45-degree lines from neighbouring windows and maintaining adequate separation distances.

The scale and form of the extensions are consistent with similar developments in the surrounding area, and compliment the attached semi-detached neighbouring property ensuring the proposal integrates comfortably into the existing streetscape.

7. Conclusion

The proposed extensions represent a thoughtful, sustainable, and proportionate addition to create a modern family home. It responds positively to the needs of a growing household, improves usability and appearance, and respects the amenity of neighbouring properties. We believe the proposal complies with both national and local planning policies and kindly request that planning permission granted.