



REDMATTONE
DESIGNS

DESIGN & ACCESS STATEMENT

Double Storey Rear Extension and Front Porch Extension

64 Vauxhall Drive, Woodley, Reading RG5 4EE



Site Address:	64 Vauxhall Drive, Woodley, Reading RG5 4EE
Local Planning Authority:	Wokingham Borough Council
Description of Development:	Double Storey Rear Extension and Front Porch Extension
Document Status:	Final
Prepared For:	Submission to Wokingham Borough Council, Development Management



1. Introduction

This Design and Access / Planning Statement has been prepared in support of a householder planning application at **64 Vauxhall Drive, Woodley, Reading, RG5 4EE**.

The proposal seeks planning permission for the erection of a **two-storey rear extension and single-storey front extension**, providing improved and more functional accommodation for the existing dwelling.

The scheme has been carefully developed having regard to the character and appearance of the host dwelling, the established pattern of development along Vauxhall Drive and the residential amenity of adjoining occupiers.

The current submission demonstrates that the proposed development can be accommodated without unacceptable harm to neighbouring daylight, outlook, privacy or residential amenity.

2. Site and Surroundings

The application property comprises a two-storey semi-detached dwelling situated within an established residential area along Vauxhall Drive.

The surrounding area is predominantly residential in character and contains properties that have been altered and extended over time. The established character of the locality therefore includes a variety of residential extensions and additions of differing forms and scales.

The application property benefits from a substantial setback from the highway, with an established front garden and driveway.

The existing pedestrian and vehicular access arrangements serving the property will remain unchanged as part of the proposed development.

3. Proposed Development

The proposed development comprises:

- A **two-storey rear extension**, projecting approximately **3.0 metres at first-floor level**;
- A ground-floor rear element projecting approximately **3.5 metres**;
- A **single-storey front extension** replacing the existing front porch; and
- Associated internal and external alterations required to integrate the proposed extensions with the existing dwelling.

The proposed extensions have been carefully designed to remain proportionate and subordinate to the original dwelling.

In particular, the first-floor rear projection has been restricted to approximately 3.0 metres in order to provide the required additional accommodation whilst maintaining an appropriate relationship with adjoining residential properties.



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4. Design, Scale and Appearance

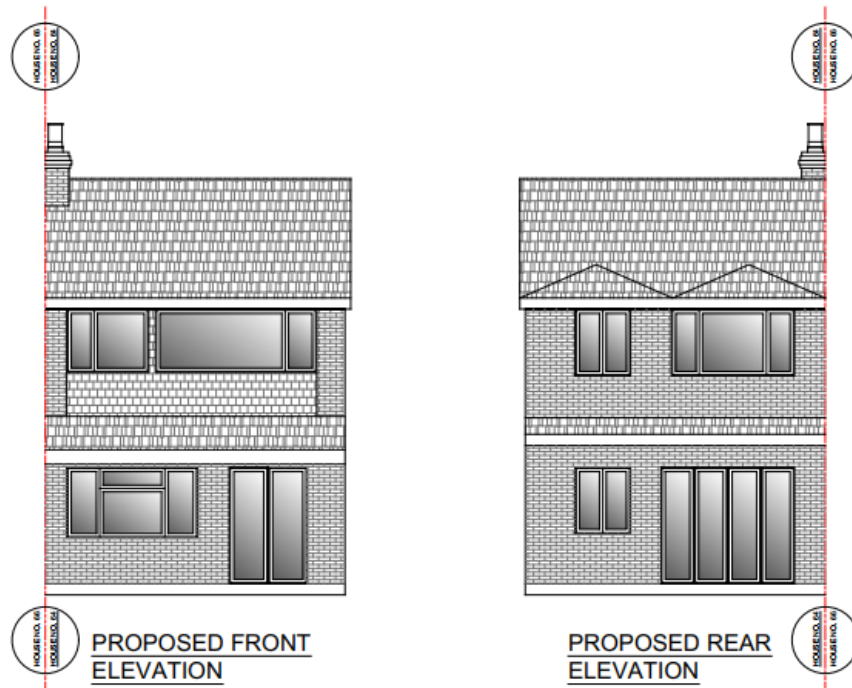
The design approach seeks to ensure that the proposed extensions form coherent additions to the existing dwelling rather than appearing as dominant or unrelated forms of development.

The proposed two-storey rear extension has a restrained first-floor projection and has been designed with regard to its scale, height and massing in relation to both the host dwelling and neighbouring properties.

The proposed front extension is limited to single-storey height and remains clearly subordinate to the principal two-storey form of the dwelling.

The proposed extensions will utilise facing brickwork, roof tiles, windows and external finishes that match or closely complement the materials of the existing dwelling.

This approach will ensure that the development integrates successfully with the architectural character of the host property and preserves the overall appearance of the surrounding residential area.





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5. Front Extension and Streetscene

The proposed front extension is modest in scale and would replace the existing front porch arrangement.

The dwelling is positioned approximately 12 metres from the highway. The proposed front extension would project approximately 1.8 metres forward, retaining a substantial separation between the dwelling and the highway.

Its single-storey form would remain substantially below the main eaves and ridge of the dwelling and would therefore appear subordinate to the host property.

The Council's pre-application advice specifically recognised the substantial setback of the dwelling and concluded that the proposed front extension was unlikely to appear unduly prominent within the streetscene.



There are also examples of front additions elsewhere along Vauxhall Drive, including at **72 Vauxhall Drive**, demonstrating that appropriately designed front extensions can be accommodated within the established character of the street.

The proposed front extension would therefore preserve the character and appearance of the host dwelling and the wider Vauxhall Drive streetscene.



6. Two-Storey Rear Extension

The proposed rear extension comprises a ground-floor projection of approximately **3.5 metres**, with the first-floor/two-storey element restricted to approximately **3.0 metres**.

The first-floor projection has deliberately been kept restrained in order to minimise its visual mass and maintain an appropriate relationship with neighbouring properties.

The extension would be situated to the rear of the property and would therefore have limited visibility within the principal streetscene.

Its design, roof form and external materials would relate directly to the existing dwelling, allowing the development to appear as an integrated and proportionate addition.

There are also examples of two-storey rear extensions within Vauxhall Drive, including at:



- 2 Vauxhall Drive, Woodley, Reading, RG5 4EJ; and



- 9 Vauxhall Drive, Woodley, Reading, RG5 4EA.



These examples demonstrate that two-storey rear additions are not inherently inconsistent with the established pattern of residential development within the locality.

7. Pre-Application Advice and Design Response

Formal pre-application advice was sought from **Wokingham Borough Council** under reference **261832** before submission of the current planning application.

The pre-application process has been used positively to inform the development of the current proposal and particular attention has been given to the matters identified by the Planning Officer.

The Council's advice was positive in relation to the **principle of development and the general design approach**.

In relation to the proposed front extension, the Planning Officer considered that its modest projection, single-storey scale and substantial remaining setback from the highway meant that it was unlikely to appear unduly prominent or harmful to the established character of the area.

The Council also identified **no overriding character or design objection to the proposed rear extension in principle**, subject to satisfactory detailing and the use of matching or complementary materials.

The principal matter identified for further consideration related to **neighbouring residential amenity**.

In particular, the pre-application advice requested that any subsequent formal planning application demonstrate the relationship between the proposed two-storey rear extension and the nearest windows serving habitable rooms at **Nos. 62 and 66 Vauxhall Drive**, including consideration of the **45-degree angle principle**.

The current application has therefore been prepared specifically to address this matter.

The relationship between the proposed rear extension and **both adjoining neighbouring properties has now been assessed against the 45-degree principle**, and the relevant assessment is demonstrated on the submitted planning drawings.

The assessment demonstrates that the proposed approximately **3.0 metre first-floor projection maintains an acceptable relationship with the relevant neighbouring windows** and would not result in an unacceptable obstruction of daylight or outlook.

Accordingly, the current submission directly responds to the principal outstanding matter identified during the Council's pre-application process.

8. Residential Amenity

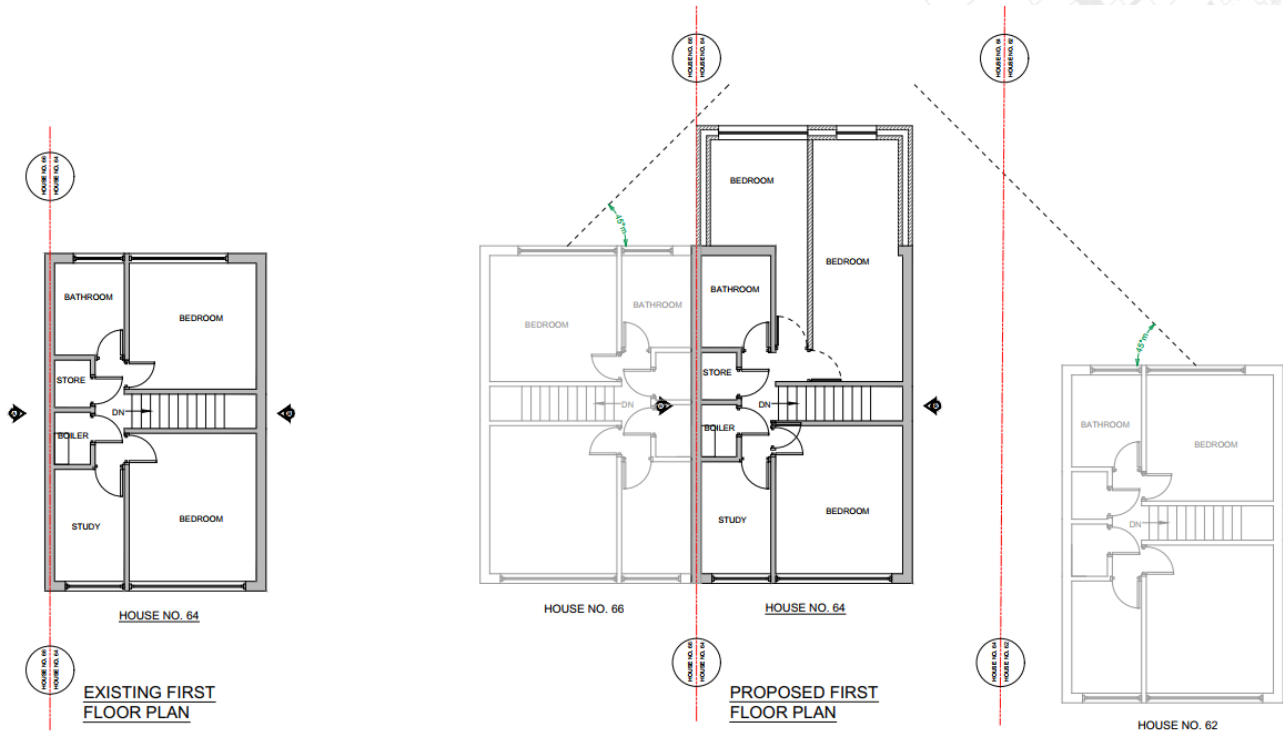
Careful consideration has been given to the effect of the proposed development upon the residential amenity of surrounding properties, particularly **Nos. 62 and 66 Vauxhall Drive**.

The proposed first-floor rear extension has a restrained projection of approximately 3.0 metres and has been designed to avoid an unacceptable overbearing relationship with either neighbouring property.



The proposed development would not result in an unacceptable loss of privacy or overlooking.

Similarly, the modest scale and position of the proposed front extension mean that it would not materially affect the outlook, daylight or privacy enjoyed by surrounding residential occupiers.



8.1 45-Degree Assessment – No. 62 Vauxhall Drive

The relationship between the proposed two-storey rear extension and the relevant neighbouring habitable-room window at **No. 62 Vauxhall Drive** has been considered against the 45-degree principle.

The assessment is demonstrated on the submitted drawings and confirms that the proposed extension maintains an acceptable relationship with the relevant neighbouring window.

The restrained approximately 3.0 metre first-floor projection would not materially obstruct the reasonable passage of daylight to the neighbouring property or result in an unacceptable reduction in outlook.

The proposed development would therefore **not result in a materially harmful loss of daylight, sunlight or outlook to No. 62**, nor would it create an unacceptable sense of enclosure or an overbearing relationship.

8.2 45-Degree Assessment – No. 66 Vauxhall Drive

A corresponding assessment has been undertaken in relation to the relevant neighbouring habitable-room window at **No. 66 Vauxhall Drive**.

The submitted drawings demonstrate the relationship between the proposed extension and the neighbouring property.

The proposed extension maintains an acceptable relationship when considered against the 45-degree principle. Its restrained first-floor projection and position relative to the neighbouring window mean that it would **not materially obstruct daylight or result in an unacceptable loss of outlook**.



The development would therefore avoid an unacceptable overbearing or enclosing effect upon the occupants of No. 66.

8.3 Overall Daylight and Outlook Assessment

The **45-degree assessments for both Nos. 62 and 66 Vauxhall Drive demonstrate that the proposed two-storey rear extension can be accommodated without causing unacceptable harm to neighbouring daylight or outlook.**

The proposed first-floor extension would not materially block light to the relevant neighbouring habitable-room windows and would maintain a reasonable level of outlook for adjoining occupiers.

The proposal therefore satisfactorily addresses the specific neighbouring amenity matter identified by Wokingham Borough Council during the pre-application process.

9. Privacy and Overlooking

The proposal has also been carefully considered in relation to privacy and overlooking.

The proposed development would not introduce an unacceptable relationship between first-floor windows and neighbouring habitable accommodation or private amenity areas.

The established residential relationship between the application property and adjoining dwellings would therefore be maintained.

Accordingly, the development would not result in materially increased overlooking or an unacceptable loss of privacy to neighbouring occupiers.

10. Access, Parking and Highways

The proposal relates solely to the extension and improvement of an existing private dwelling.

There would be **no alteration to the existing pedestrian or vehicular access arrangements** serving the property.

The existing driveway and parking arrangements would remain available following completion of the proposed development.

The Council's Highways Officer also confirmed through the pre-application process that the proposal would not require additional parking provision and would have no impact upon the existing parking arrangements.

The proposal is therefore considered acceptable in highway and parking terms.

11. Relevant Local Context

Residential extensions and alterations are an established feature of Vauxhall Drive.

Relevant examples identified within the surrounding area include:



- **2 Vauxhall Drive, Woodley, Reading, RG5 4EJ** – similar two-storey rear extension;
- **9 Vauxhall Drive, Woodley, Reading, RG5 4EA** – similar two-storey rear extension; and
- **72 Vauxhall Drive, Woodley, Reading, RG5 4EE** – similar front porch/front extension.

These examples demonstrate that residential extensions of this general nature can be successfully accommodated within Vauxhall Drive without undermining the overall residential character of the area.

The current proposal has nevertheless been designed specifically in response to the circumstances of No. 64 and its relationship with its adjoining neighbours.

12. Conclusion

The proposed development represents a proportionate and carefully considered improvement to the existing dwelling at 64 Vauxhall Drive, Woodley.

Importantly, the current application has been developed having full regard to **Wokingham Borough Council's formal pre-application advice under reference 261832**.

The pre-application response identified that the proposed front extension was likely to be acceptable and raised **no overriding character or design objection to the rear extension in principle**.

The principal outstanding matter concerned the relationship between the proposed two-storey rear extension and neighbouring habitable-room windows at **Nos. 62 and 66 Vauxhall Drive**.

That matter has now been specifically addressed within the current submission.

The submitted 45-degree assessments for both neighbouring properties demonstrate that the approximately 3.0 metre first-floor rear projection maintains an acceptable relationship with the relevant neighbouring windows.

The proposed development would not materially obstruct reasonable daylight or outlook and would not result in an unacceptable loss of daylight, sunlight, privacy or outlook. Furthermore, it would not create a materially overbearing or enclosing relationship with either neighbouring property.

The single-storey front extension remains modest and subordinate to the host dwelling, while the rear extension has been designed with an appropriate scale, massing and appearance.

The proposal would also retain the existing access and parking arrangements, consistent with the positive highway comments received during the pre-application process.

The development therefore satisfactorily responds to the matters identified by the Council through the pre-application process and is considered acceptable in terms of principle, design, character, neighbouring residential amenity, access and highway considerations.

In view of the above, it is respectfully requested that Wokingham Borough Council grant planning permission for the proposed development.