



6 Tilstone Close, Eton Wick, Windsor, Berkshire SL4 6NG.

Tel: 01753 859650

Mobile: 07725 026244

E Mail: steve.geldsetzer@hotmail.com

Planning Application

Demolish existing conservatory and construct a single storey side and rear pitched roof extension.

Formation of rooms in the roof space including new rear dormer and roof windows to the front elevation.

At 40 Sturges Road Wokingham Berkshire RG40 2HE

For Mr & Mrs Aira

Introduction

40 Sturges Road is a semi-detached three-bedroom dwelling house situated in the borough of Wokingham and is located on the east side of Sturges Road. Sturges Road falls within the Murdoch Road Conservation Area, which was designated in 2003 due to the special architectural and historic interest of key buildings in the surrounding area. Murdoch Road Conservation Area consists of mainly Victorian/Edwardian style houses which are varied in both size and appearance. The house sits off the main road with a concrete driveway with a small front garden.



Photograph 1 Front Elevation 40 Sturges Road Wokingham (House with white painted brick at GF level)

Proposed Development

The first element is to demolish the existing conservatory to make way for the proposed extension.

The proposed single storey side and rear extension will be constructed with a pitched roof with a parapet wall being constructed on the boundary side with No 38 Sturges Road.

The rear elevation will have a large powder coated aluminium bi-fold doors and the roof will contain 6 No Velux roof windows.

The materials will be red facing brickwork to match existing with brown roof tiles.

The extension will provide a large kitchen, dining area and new utility room.

The proposed extension will line through with works recently carried out at 38 Sturges Road.

The second element of the project is to convert the existing roof-space into new rooms with a new dormer to the rear elevation with a pitched roof. 2 No Velux roof windows are inserted to the existing front roof with a further Velux window to the rear roof.

The roof-space will provide an additional bedroom, ensuite and services cupboard accessed via a new stair leading from first floor level.

The proposed project will give the family which has two young children suitable room and accommodation to grow and develop in the future.

The proposal will have a minimal impact on the street scene and will be contained in a large back garden.



Photograph 2 Rear Elevation 40 Sturges Road Wokingham.