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CRP/bb/2442

6, Vickers Close, Woodley, RG5 4PA – Proposed single-storey front extension and conversion of garage into habitable accommodation

Householder planning application; Design Statement regarding the proposal

The Property

6, Vickers Close is a three bed, semi-detached property of traditional construction (**Photograph 1**). This property has not been developed considerably since the time of original construction with a single-storey extension added to the rear of the property (Application No. F/2005/3909). This extension is shown in **Photograph 2**. The dwelling has a brickwork finish with an integral garage to the front left-hand side of the property. The ground-floor comprises a kitchen with separate living room, kitchen and downstairs toilet. The property benefits from a small porch.



Photograph 1 – Front elevation as viewed from Vickers Close

The Site

The site is located on Vickers Close with properties to the left and right-hand boundaries. This property is set back off the main road with a large driveway and area laid to lawn (**Photograph 3**). Several properties within Vickers Close have been developed and include approval for the conversion of their existing garages into habitable accommodation.



Photograph 2 – Existing single-storey to the rear of the property



Photograph 3 – Existing front driveway and lawn

6, Vickers Close, Woodley

The Proposal

This application is to be read in conjunction with the following documentation: -

- ‘As existing’ and ‘as proposed’ elevations and floor plans; Drawing No. **2464/01 to 2464/04.**
- Site plan showing parking provision and site location plan **2464/SK.1 and 2442/SK.2.**

In order to improve the use of the existing space in this family home, this proposal seeks to add a single-storey front extension and convert the existing garage space into habitable accommodation. The alterations will allow for the creation of a utility area, also providing a downstairs bedroom and ensuite to create a downstairs living space without the need to use the existing staircase. The proposed extension is to be of similar style and in-keeping with the main dwelling and existing neighborhood development.

Despite the conversion of the garage, the property has adequate parking provision provided by the large front area to the property. Similar to neighboring properties, this proposal will retain a grass area to the front right-hand side of the property.

This proposal seeks full householder planning permission.

Wallace Bacon Consultants, July 2024