



Denton Road

Design and Access Statement

Residential Rear and Side Extension

12 Denton Road
Wokingham
RG40 2DX

11 March 2025
Reference: 2457-P600-P1



Contents

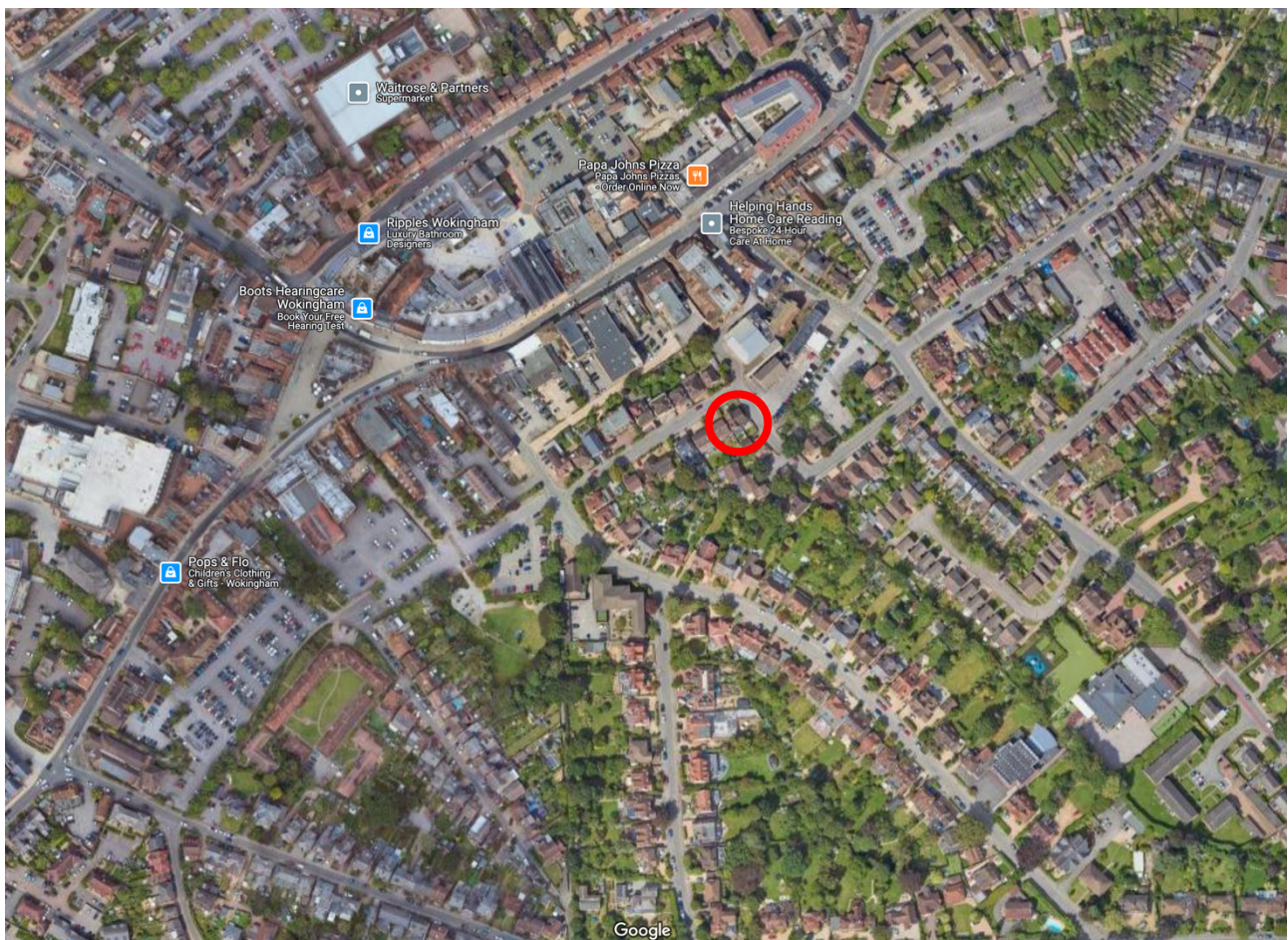
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Introduction

This Design and Access Statement has been prepared by Holtham Newman Architects Ltd. on behalf of Mr and Mrs Kirk and outlines the proposal for one and a half storey side and rear extensions at 12 Denton Road, Wokingham.

This report will present the design proposal alongside relevant surrounding context and planning policies.



Google Maps, March 2025



Site Location and Context

The site is located on the northern side of Denton Road in Wokingham, on the corner where the road wraps around Wokingham Fire station. The property is a detached house with a detached garage, located at the end of a row of houses. Access to the property is directly off Denton Road. There is a private road to the east, leading to the rear of the commercial street front properties.

The front boundary (southern) is formed by low timber fence with brick pillars forming the cross over from Denton Road. This low timber fence stretches across the front garden and wraps round to the western boundary, the fence then increases to 1.8-2m high between the two properties. The eastern boundary is formed by a 1.8m high fence, with a section being formed by the detached garage side wall. This boundary faces onto the public right of way footpath, along the private road. The rear (northern) boundary is formed by a high brick wall along 2/3's of the boundary, with the remaining third being formed by a 1.8m timber fence. This boundary faces onto the private commercial parking area, off Goatly Way.

The proposed site is 0.04ha.

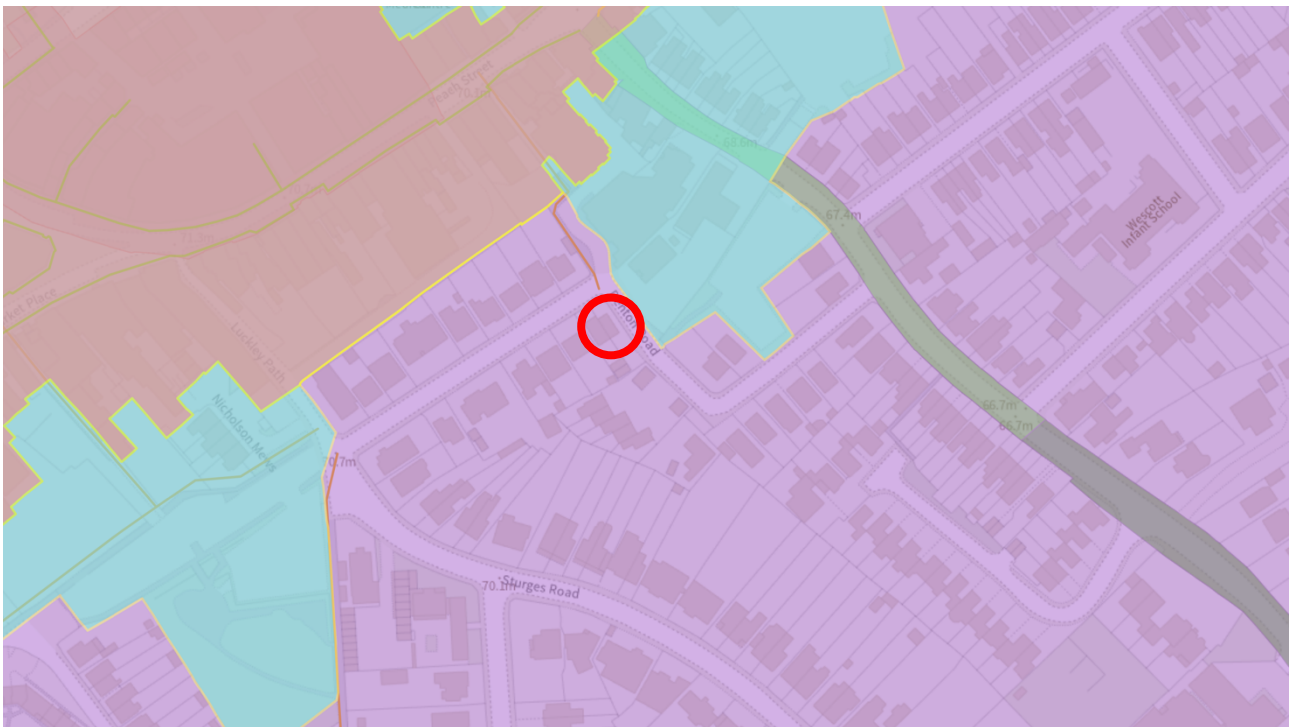
The surrounding area is a mix of residential 2-3 storey houses and 3 storey commercial buildings.





Site Location and Context Cont.

The site falls within the major development location, behind the primary shopping area and shop frontage zones on the Council's policies map. The site is noted as being outside of the conservation area for the town centre.



Wokingham Council's Planning Constraints Map March 2025



Site Location and Context Cont.

Several of the houses along the northern side of Denton Road, next door to number 12, are older properties, with a 1930's style design. The properties directly opposite are newer and range from 2-3 storeys, with numbers 15 and 15A being consented in 2004, please see the image below.

All of the houses have a traditional steep pitched roof and high ridge lines style. There is a range of materials including white render, red and orange brickwork and timber cladding. Generally, number 12 appears to have one of the lower ridge lines along the street elevation.



Google Maps Image March 2025, showing the properties directly opposite the site.



Design Proposal

The scheme design is for one and a half storey side and rear extensions to the detached house, with the demolition of the detached garage.

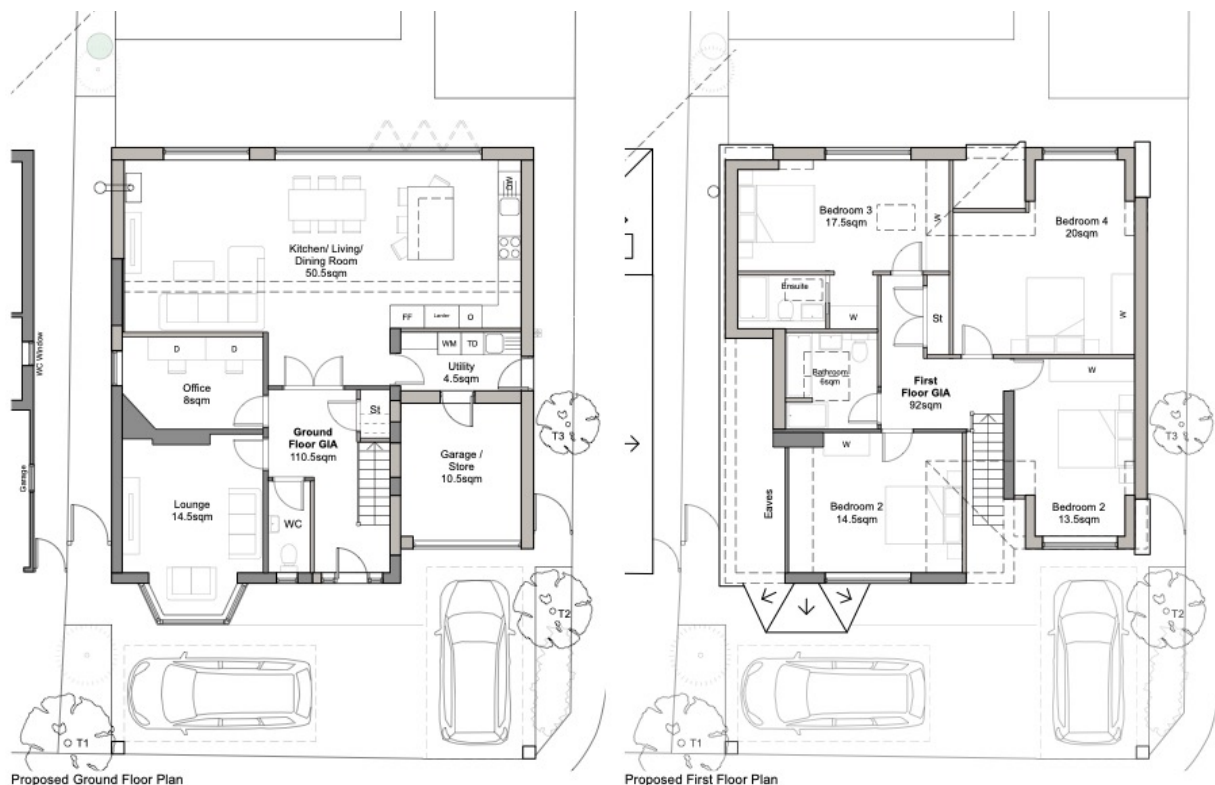
The side extension is set back from the front elevation to be subservient to the original property, as well as maintaining a car parking space length to the front driveway. The new side extension allows for an integral garage/store room to be create, with the front door moving from the side elevation to the front elevation. This creates a new focal entrance to the property from the street, which was lost before with the tight tandem parking spaces and side bay window. The front elevation has been designed to maintain the eaves level and roof pitch around the extensions, with a new pitched roof dormer at first floor, above the garage.

This side extension still allows for a side access path to be maintained between the property and the side boundary with the public footpath. It should be noted there is an existing side path to the other boundary as well, between number 12 and 14, which is to remain as existing.

The rear extension extends the original property roof line out approx. 3m, in line with the neighbour's rear extension. This creates additional space on the ground and first floor, with minimal impact to the neighbour properties. The eaves level dormer design is replicated to the rear elevation maintaining the character of the original property.

Along the side boundary with number 14, a windowless dormer is proposed to the rear of the house, to create more usable floor space within the master suit, located at the rear of the property. This is set back from the street frontage to have minimal impact on the street scene, a log burner flue is also proposed to this side elevation to the rear, to the suitable height to meet Building Control requirements.

To the other side there is a gable end, with a back door on the ground floor, although no windows are proposed on this side elevation to maintain privacy to the commercial units on the opposite side of the private road.





Materials

The existing property has a white render finish. This style can be seen across the neighbouring properties, as well a range of brickwork and timber cladding finishes. The proposal is to retain this style to the original property, with the new extension to have a brick finish. This allows the property to create a definition between the new and existing elements, as well as tying in with the surrounding properties. The brickwork finish has also been chosen, as it provides a maintenance free façade.

The new proposed roofs are to be tiled to match and suit the existing tiled roof.

The design proposal has been carefully considered to create a family home with a central entrance hallway and open plan living space to the rear, to improve circulation, as well as the daylight and material energy performance. The proposal has been designed to improve the liveability of the home and to improve the thermal performance and well-being, creating a more sustainable home through improved finishes internally and externally.

The design has also been considerate to its location close to the town centre, preserving the design of the original property and creating an extension within the ridge height, with sympathetic alterations to the street elevation and the site corner location.





Planning Policy

The proposals put forward in this application, have carefully considered the Wokingham Borough Council Design Guide, Supplementary Planning Document (June 2012).

This includes the depth of the garden, where the rear extension is proposed across the length of the property. The new back wall of the property will allow a garden depth of 14.5m long, providing a good size of private amenity space.

Also, we have reviewed the 45 degree line with the first floor extension, against the neighbouring property (no.14 Denton Road) in line with R18. We can confirm that the rear facing ground and first-floor proposals meet the requirements set out in figure 4:30 of the design guide. There is a window to the western boundary, which serves a WC, a non-habitable room.

Access and Parking

The pedestrian and vehicle access from Denton Road are not proposed to be altered.

The external parking arrangements currently includes for two tandem off street parking space. The landscaping to the front of the house is proposed to be altered to maintain the two parking spaces. This is to include the removal of the low front timber fence, which is consistent with the style for a number of other properties along this road.

Waste Management

General waste and recycling bins are collected from the street by the town council, which is not proposed to be altered. The property will benefit from access to both side boundaries. These side paths allow for household and garden waste to be easily stored and moved to the front of the property for collection.

Sustainability

Any new building elements will be designed to meet Building Regulations Part L, upgrading the energy efficiency wherever possible.