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CRP/bb/2651

22, Woodward Close, Winnersh, RG41 5NW- Proposed dormer loft conversion with 3 No. roof lights and conversion of the existing garage into habitable accommodation

Householder planning application; Design Statement regarding the proposal

The Property

22, Woodward Close is a detached property of traditional construction (**Photograph 1**). This property has not been developed considerably since the time of original construction with a mock Tudor cladding finish to the front elevation and a brickwork finish to the other elevation views. The rear view of the property is shown in **Photograph 2**. The ground floor comprises a kitchen, dining room and living room with an integral garage to the left-hand side of the property. The first-floor accommodation currently comprises four bedrooms with one ensuite and a family bathroom. There is access to the existing loft space for storage.



Photograph 1 – Front elevation as viewed from Woodward Close

The Site

The site is located on Woodward Close with properties to the front, rear and the right-hand side boundary only. This property is set back off the main road as a large corner plot with a driveway for at least three vehicles. The dwelling benefits from a garden to the rear of the property with close bordered fence providing privacy on all boundaries.



Photograph 2 – Rear view of the property as viewed from the garden

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. **2651/01 to 2651/07**.
- Site plan and site location plan **2651/SK.1 and 2651/SK.2**.
- Bat survey completed by Arbtech Consulting Ltd.

In order to improve the use of the existing space in this family home, this proposal seeks to add a dormer loft conversion and convert the existing garage into habitable accommodation. The alterations will allow for the creation of a larger open plan kitchen/ diner with utility room and downstairs WC, providing more efficient use of the current space on the ground floor. The dormer loft conversion to provide a large master bedroom with ensuite and walk-in wardrobe with ensuite bathrooms provided to all bedrooms on the first floor.

The bat survey confirmed that *‘there are not anticipated to be any impacts on bats in this location as a result of the proposed development.’* Since the site is located on a larger corner plot, the property has adequate parking provision for at least three vehicles without the use of the existing garage.

The proposed works ultimately aim to enhance the building’s character, increasing the value of the property and optimise the space to better suit a maturing family. This proposal seeks full householder planning permission.

Wallace Bacon Consultants, June 2026