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CRP/bb/2515

10, Danywern Drive, Winnersh, Wokingham - Proposed ground floor rear/ side extension with internal alterations and changes to fenestration
Householder planning application; Design Statement regarding the proposal

The Property

10, Danywern Drive is a bungalow of traditional brick construction built in circa 1959 (**Photograph 1**) with a detached single garage sited to the left-hand side of the property. This dwelling has a part brick, part rendered finish with no significant extensions or alterations since the time of original construction. The original accommodation comprises of two bedrooms with a separate kitchen, living room, one bathroom and a conservatory. The rear of the property is shown in **Photograph 2**.



Photograph 1 – Front elevation as viewed from Danywern Drive

The Site

The site is located on Danywern Drive with properties to all boundaries. This bungalow is set back off the main road with a large, graveled driveway and small front garden and a large rear garden mainly laid to lawn. This property has parking provision for at least three vehicles. Generally, along the length of Danywern Road the street scene is extremely varied with many houses of varying styles and construction. The boundaries are mostly formed with close bordered fence, which provides privacy on all boundaries. There is a wired fence line to the front of the property between No. 8 and No.10 with their boundary partly shared by garage structures, which extend into the rear of these properties



Photograph 2 – Rear elevation 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. **2515/01 to 2515/08**.
- Site plan and site location plan **2515/SK.1 and 2515/SK.2**.

In order to improve the use of the existing space, this proposal seeks to add a ground floor extension to the rear/side of the property following the demolition of the existing garage structure and conservatory. The proposal aims to maximize the available space and take advantage of this significantly large plot to provide a family home. The alterations will allow for the creation of a large open-plan kitchen/ diner and living space with more useable space to accommodate a growing/ maturing family. The ground-floor internal alterations will include an integral garage, utility room and create four bedrooms with a new family bathroom and WC. These aspects will ultimately lead to enhance the building’s character, increasing the value of the property and optimize the space to better suit a growing/ maturing family.

The design incorporates a flat roof with a parapet finish, with the external appearance somewhat preserved with a mixture of brickwork and a modern render. The flat roof comprises 2 No. roof lanterns to maximise the daylight to the proposed new space without the need to always have lights on in the communal area. The side/ rear extension constructed with a flat roof also negates any adverse effects to neighbouring properties. Ultimately the front elevation view (main street scene view) remains relatively unchanged by this proposal.

This proposal seeks full householder planning permission.

Wallace Bacon Consultants, March 2025