

Your Ref:

Our Ref:
CRP/bb/2668

57, Arundel Road, Woodley, RG5 4JR - Proposed two-storey side extension, part single storey front extension and part retrospective application for 36cm retaining wall for patio area

Householder planning application; Design Statement regarding the proposal

The Property

57 Arundel Road is a 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 to the rear of the property forming an open plan kitchen area (**Photograph 2**).

The ground floor currently comprises a kitchen/ diner, WC, utility room and living room, together with a covered area to the front entrance and integral garage to the left-hand side of the property. The first-floor accommodation currently comprises three bedrooms with a main family bathroom and separate WC.



Photograph 1 – Front elevation as viewed from Arundel Road

57, Arundel Road, Woodley

The Site

The site is located on Arundel Road with properties to all boundaries. This property is set back off the main road, with a large driveway for at least three vehicles, including the use of the garage. The dwelling benefits from a garden to the rear of the property with close bordered fence providing privacy on all boundaries (**Photograph 3**). The retaining wall to the patio is shown here.



Photograph 2- Single storey rear extension as viewed from the garden



Photograph 3 – Garden area to rear of the property showing the 36cm retaining wall

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. **2668/01 to 2668/07**.
- Site plan and site location plan **2668/SK.1 and 2668/SK.2**.

In order to improve the use of the existing space in this family home, this proposal seeks to add a two-storey side extension with a part single-storey front extension following the demolition of the existing garage structure and utility/ WC area.

The alterations will allow for the creation of a larger garage, WC and utility room on the ground floor. The first floor to provide a large master bedroom with ensuite and additional bedroom with ensuite. The proposed changes resulting in four large bedrooms to the property with more efficient use of the ground-floor space. Despite the close proximity of the immediate neighbour (**Photograph 4**), the proposed extension has been designed to safeguard the residential amenities of the neighboring properties.



Photograph 4 – Side elevation view of neighbouring property to left-hand boundary

We would confirm that the resulting proposal: -

- 1) Does not increase the current ridge line to the existing property with the new roofline to the extension set at a subservient level to have a negligible impact on neighbouring properties.
- 2) Includes a single-storey front extension to provide a larger garage on the ground floor, which does not affect the existing parking provision for at least three vehicles.
- 3) The overall scheme in keeping with other properties through Arundel Road, which have similar two storey side projections with a mono-pitched roof and a subservient roof line to the side extension.

57, Arundel Road, Woodley

- 4) In line with other properties on Arundel Road, the extension is set in at least 250mm from the boundary at the front edge of the property. This is reduced to the rear of the property as shown due to the skewed position of the boundary line.
- 5) The rear of the property includes a 36cm retaining wall, which provides a patio area to the existing outbuilding and general garden area.

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. We have shown that the new proposal safeguards the residential amenities of the neighboring properties with the new design careful to prevent any privacy or overlooking issues, as well as daylight/ sunlight issues with the neighboring properties. The proposed design similar to other properties within the local vicinity.

This proposal seeks full householder planning permission.

Wallace Bacon Consultants, May 2026