

Design and Access Statement

Proposal: Front Extension, Garage and Garage Roof Modification and Pitched Roof

Address: 53 Budes Road, Wokingham, RG40 1PL

Applicants: Mrs & Mr Sagiroglu

1. Introduction

This Design and Access Statement supports a planning application for external alterations and a front extension at the above address. The proposed works include the construction of a single-storey front extension to align the existing living room with the proposed porch structure, raising the garage roof to enable internal conversion, and the addition of a pitched roof with a small open porch to enhance the front elevation.

2. Design Justification

The purpose of the proposed works is to create a more functional internal layout and to visually improve the symmetry and architectural quality of the property's frontage. The garage roof will be raised by approximately 25 cm to accommodate a utility room and WC. The front extension will bring the living room forward to align with the porch and pitched roof, forming a cohesive and modernised elevation.

These changes are designed to be in keeping with the scale, massing, and character of neighbouring properties. The extension remains single storey and within the front building line typical for this street.

3. Use

The property will remain in residential use (Class C3). The extended and converted spaces will serve ancillary domestic purposes including living, utility, and storage.

4. Amount & Scale

The proposed works are modest in scale. The front extension will slightly increase the footprint of the house, but only toward the front. The roof height increase over the garage is limited to 25 cm, and all additions remain single-storey.

5. Appearance & Materials

External materials have been selected to match the existing dwelling and ensure continuity:

- Roof: Concrete tiles matching existing house
- Walls: Brick/render to match existing in colour and texture
- Porch: Timber or rendered masonry with pitched tiled roof
- Windows/Doors: No new windows; any new doors to match existing white uPVC

6. Access

No changes are proposed to vehicle or pedestrian access. The driveway remains functional for off-street parking. The existing garage door will be retained for visual continuity, although the garage space will be converted and no longer accommodate a vehicle.

7. Conclusion

The proposal provides a practical and aesthetically sensitive improvement to the property, enhancing its usability and architectural character without adversely affecting neighbouring properties or the streetscape. The design remains proportionate and respectful to the residential context of Budes Road.