

DESIGN STATEMENT

143 Devonshire Avenue, Woking GU21 5QB

The planning application pertains to a semi-detached property located within the jurisdiction of **Woking Borough Council**, GU21. The proposed works include: **Erection of a part single, part two storey rear extension with alterations proposed to the fenestration.**



Front view



Rear view

INTRODUCTION:

The existing structure mirrors the age of neighboring dwellings, showcasing London stock bricks

on both the front and rear elevations. Notable features include a pitched roof and uPVC-framed windows. Positioned in a sought-after residential area, the property is regarded as a high-quality dwelling. The proposed design takes careful consideration of the existing context, aiming to enhance the dwelling's aesthetic without disrupting the surrounding streetscape.



Existing Site and its surroundings

PROPOSED DESIGN:

The project entails constructing a new part single and part two storey rear extension with a flat and pitched roof, aiming to create a new living and bedroom space. The design incorporates elements such as a flat roof lights, bi-folding doors, and windows to ensure the space receives ample light and offers a pleasant outlook.

The envisioned development is anticipated to seamlessly integrate with the established pattern of the surroundings, avoiding any detrimental impact. The proposed use aligns with the existing residential setting, as all neighboring properties are also designated for residential use, making it a fitting choice for this location.

AMOUNT:

Specific to this application, neighbouring properties have made use of the generous space available

and have extended their living accommodation.

The proposed development aligns closely with the scale of development seen in neighboring properties in the vicinity. This similarity ensures that the design has minimal impact on the building's appearance and the overall street scene. The visual impact of the proposal is expected to be negligible, maintaining the established pattern of the surroundings without detracting from it.



Rear extension at neighbour no. 141 Devonshire Road, as marked on the satellite view



Rear extensions at properties no. 92, 94 and 96 Devonshire Road, as marked on the satellite view, respectively

PRECEDENT DECISION:

We do not believe that any part of this proposal is creating a precedent as some other properties across the road have been permitted for similar extensions.

Address	Planning Reference/ID	Proposed development
141 Devonshire Avenue Sheerwater Woking Surrey GU21 5QB	PLAN/2010/1073	Erection of a two-storey side and rear extension as approved under planning permission ref: 08/1066 and the conversion of dwelling to 2 x 2 bedroom

94 Devonshire Avenue Sheerwater Woking Surrey GU21 5QB	PLAN/2010/0281	Proposed two storey rear extension.
78 Devonshire Avenue Sheerwater Woking Surrey GU21 5QB	PLAN/2009/0907	Erection of a single storey side extension and the erection of a two-storey rear extension.
155 Devonshire Avenue Sheerwater Woking Surrey GU21 5QB	PLAN/2008/1326	Erection of a part single, part two storey rear extension and ground floor front extension.

LAYOUT:

The proposed layout maximizes the site's potential by reconfiguring the general arrangement and introducing extensions, resulting in a spacious, well-lit, and improved interior. Being a semi-detached property with numerous similar developments featuring rear extensions in the vicinity, our proposal aligns seamlessly with the local character. We anticipate no adverse impacts on neighboring properties' daylight and sunlight due to the careful consideration of the development's position and scale, especially in relation to the existing building bulk. Our design prioritizes the well-being of residents and the overall environment, ensuring that every stage of the development process is mindful of its impact on amenity and surroundings. Throughout the proposal formulation, we have taken into account the immediate vicinity and the broader environmental context.

APPEARANCE:

All materials to be use in the construction of the proposed development have been carefully thought out in consideration of the surroundings.

CONCLUSION:

Anticipating no negative effects on the daylight and sunlight of neighboring properties, our meticulous approach considers the development's position, scale, and its relation to the existing

building bulk. Our design places a strong emphasis on the well-being of residents and the broader environment, with careful consideration given at each stage of the development process to minimize impacts on amenity and surroundings. The proposal formulation has consistently taken into account both the immediate vicinity and the broader environmental context.