

DESIGN STATEMENT

52 Gloster Road , Woking GU22 9EX

The planning application pertains to a semi-detached property located within the jurisdiction of **Woking Borough Council**, GU22. The proposed works include: **Construction of a single storey rear extension and front porch.**



Front view



Rear view

INTRODUCTION:

The existing structure mirrors the age of neighboring dwellings, showcasing London stock bricks and render finish 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 single storey rear extension and front porch with a flat and pitched roof respectively, aiming to create a new room. The design incorporates elements such as flat roof French 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

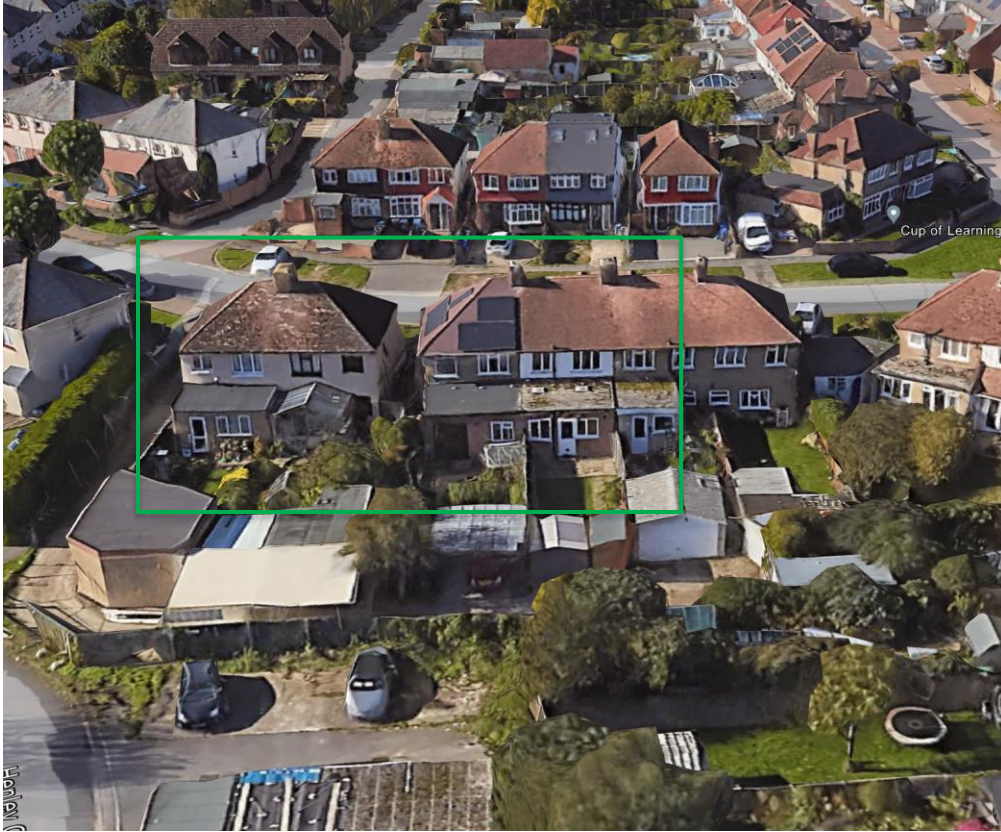
residential setting, as all neighboring properties are also designated for residential use, making it a fitting choice for this location.

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.





Satellite view of rear extensions, as marked, on neighboring properties



Front porch at property no. 50 Gloster Road



Front porch at property no. 115 Gloster Road



Front porch at property no. 93 Gloster Road

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
2 Gloster Road Old Woking Woking Surrey GU22 9EX	PLAN/2016/0923	Proposed two storey side and single storey rear extensions.
20 Gloster Road Old Woking Woking Surrey GU22 9EX	PLAN/2017/0277	Erection a part two storey, part single storey rear extension and front porch following demolition of existing lean-to outhouse
50 Gloster Road Old Woking Woking Surrey GU22 9EX	PLAN/2020/0089	Proposed roof change hip to gable, loft conversion and rear dormer. Proposed 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.