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planning

Addendum Statement: Development Management

**Land to the North of 6 Woodlands
Avenue, Woodley,
Reading, RG5 3HJ**

Technical details consent application for the erection of 3 no.
dwellings, parking, and landscaping.

Prepared for:
Colony Architects Ltd

Prepared by:
Woolf Bond Planning Ltd

May 2026

WBP Ref: 9121



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1. Introduction

- 1.1. This addendum statement is prepared on behalf of our client, Colony Architects, to demonstrate that the proposed development for 3 no. dwellings is compliant with all applicable conventional development management policies¹ with reference to the Council's Borough Design Guide SPD².
- 1.2. The principle of development has already been established by the Council's granting of permission in principle upon the Site for "*residential development (including demolition of an existing bin store) comprising the erection of a minimum of 2 and a maximum of 4 dwellings*" (LPA Ref: 251580). As such, policies pertaining to the location and principle of development are not considered within this Addendum Statement.
- 1.3. This Addendum Statement focuses on the requirements of Policies CP3 of the Core Strategy (2010) ("the CS"), and policies CC07 & TB07 of the Managing Development Delivery Local Plan (2014) ("the MDDLDP").
- 1.4. The Addendum Statement should be read in conjunction with the following documents:
 - Planning Statement (Colony)
 - DAS (Colony)
 - Site location Plan No. 02-00
 - Existing Block Plan No. 02-01
 - Proposed Block Plan No. 02-10
 - Proposed Site Landscaping Plan No. 02-50
 - Plans As Proposed No. 03-10
 - Elevations As proposed No. 05-10

¹ Those pertaining to internal/external space standards, impacts upon neighboring amenity, design, and parking provision

² [Wokingham Borough Council: Borough Design Guide SPD \(2012\)](#)

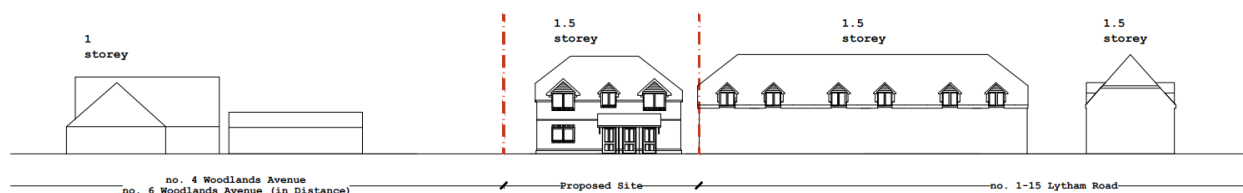
2. Compliance With Development Management Policies

Policy CP3: General Principles

- 2.1. Policy CP3 of the CS sets out the general criteria that all development proposals must adhere to. Not all criteria are applicable to the focus of this Addendum Statement with only criteria a) deemed relevant. This is discussed below.

a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;

- 2.2. As detailed within the DAS, the proposed dwellings will be contained within a single building that reads as a 1.5 storey dwelling in the street scene. The below street scene confirms that this is commensurate with the neighbouring properties:



Streetscene along Lytham Road
Figure 1: Extract of Street scene in DAS

- 2.3. The above image also highlights that the overall approach to scaling, layout, and massing are all akin to that found within the Site's immediate setting. Additionally, section 7 within the DAS confirms that the proposed dwellings will be constructed of red brick and clay tile to match 1-10 Lytham Road. On account of its complementary scaling, massing, and external finishes, the proposed development will read as a logical addition within the street scene.
- 2.4. Regarding retaining the amenity of neighbouring properties, the proposed development accords with the minimum separation distances required within section of the Design Guide SPD (extract below):

Design principle	New housing	Minimum distance
R15	Front to front across street	10m
R15	Rear to rear of dwellings	22m
R16	Flank wall to boundary	1m
R16	Flank wall to rear of dwelling	12m

Figure 2: Extract of figure 4.25 in the Council's Design Guide SPD

- 2.5. The proposal generates a flank-to-rear separation distance of approximately 22m with 6 Woodlands Avenue (the closest property to the south). A 1m flank-to-boundary relationship is created with 1-10 Lytham Road to the north, and there are no neighbouring properties to the west (rear) of the proposed dwellings.

- 2.6. Figure 3 (below) highlights the appropriate relationship that the proposed development has with neighbouring properties with regard to the application of 25-degree and 45-degree rules as detailed in Figure 4.30 of the Design Guide SPD (extract below):

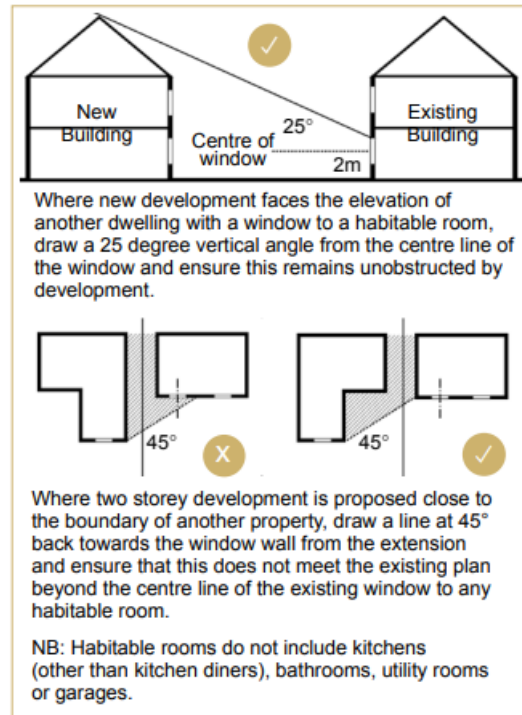


Figure 3: Extract of figure 4.30 in the Council's Design Guide SPD

- 2.7. Plans submitted in support of application 030668 confirm that the flank fenestration on 1-10 Lytham Road serves non-habitable space in the form of a stairwell:

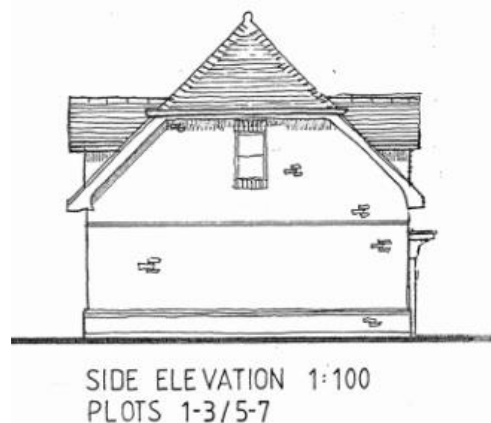


Figure 4: Extract of Application Ref 030668 Drawing No. 02c

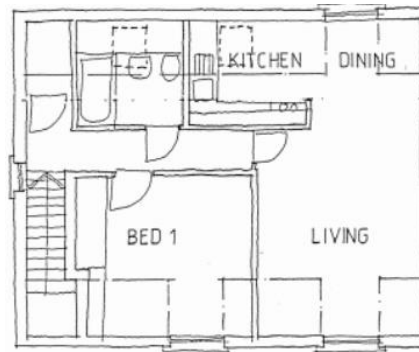


Figure 5: Extract of Application Ref 030668 Drawing No. 01c

- 2.8. Whilst the relationship between 1-10 Lytham Road and the proposed development would breach the 25 and 45 degree rules when assessed against this fenestration, by virtue of it serving non-habitable floorspace, this is acceptable. This is reaffirmed in the Council's Design Guide SPD which says at R.18:

"New housing should be designed to:

- To have no material impact on levels of daylight in the habitable rooms of adjoining properties" (our emphasis)

- 2.9. The Design Guide SPD defines habitable rooms as:

"Any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition" (our emphasis)

- 2.10. Therefore, it can reasonably be concluded that the proposed development will not give rise to any adverse impacts upon the amenity of neighbouring properties by way of loss of light, overlooking, or overbearing development, and the proposed development will respect and enhance the character of the area. The proposal is fully compliant with criteria *a)* of Policy CP3.

Policy CC07: Parking

- 2.11. This policy requires new development proposals to be served by parking provision in accordance with the standards contained within Annex 2 of the MDDLp.
- 2.12. The Site is within the 'urban' area as defined in Figure 1 of Appendix 2 in the MDDLp and the development proposal is comprised of 2 no. studio dwellings, and 1 no. 2-bedroom 3-person dwelling.
- 2.13. Table C3-1 states that, for studio dwellings, 1 unallocated and 0 allocated spaces are required per dwelling within the urban area. Similarly, within the urban area, Table C3-3 highlights that 1 unallocated and 0.3 allocated spaces are required for 2-bedroom dwellings with 3 or less habitable rooms. Combined, these tables generate a parking need of 3 unallocated and 0.3 allocated spaces.

- 2.14. As shown on the proposed block plan (drawing no. 02-10) the proposed development incorporates 4 unallocated spaces (as it is not possible to provide 0.3 spaces), and an additional replacement space to compensate for an existing space that is required to be moved to facilitate access. The proposed development accords with Policy CC07.

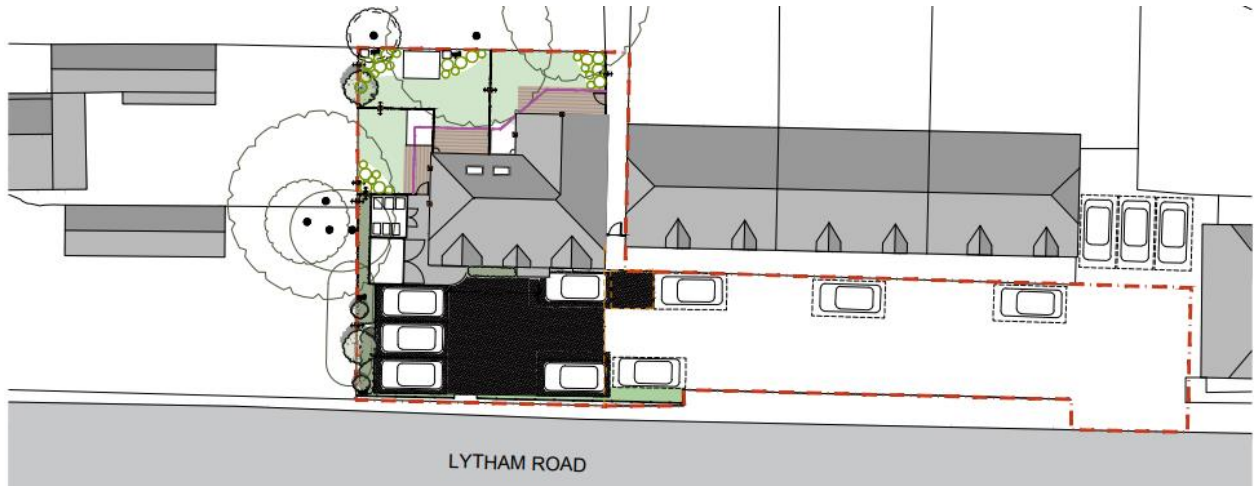


Figure 6: Extract of Proposed Block Plan No. 02-10

- 2.15. In accordance with Section 6 of the Borough Design Guide, the proposed parking arrangement is akin to that of existing neighbouring properties (See Figure 1 above) and is located where it benefits from natural surveillance.

Policy TB07: Internal Space Standards

- 2.16. This policy requires new residential development proposals to meet the following internal space standards:

Dwelling Type*	Minimum gross internal area (GIA) (sq m)	Designed occupancy (Bed spaces per property)
1 bedroom flat	50 (538.2 sq ft)	2
2 bedroom flat	61 (656.6 sq ft)	3
2 bedroom house	83 (893.4 sq ft)	4
3 bedroom house	87 (936.46 sq ft)	5
4 bedroom house	100 (1,076.4 sq ft)	6

Figure 7: Extract of Policy TB07

- 2.17. The above standards are consistent with Nationally Described Space Standards³. As detailed within the supporting DAS and shown on plans as proposed (drawing no. 03-10), the proposed

³ [DCLG: technical Housing Standards – Nationally Described Space Standards](#)

development meets Nationally Described Space Standards for each of the dwelling type/sizes proposed. The proposal therefore accords with policy TB07.

- 2.18. Whilst there is no policy setting private outdoor amenity standards, the Design Guide SPD sets the following requirements for private gardens/outdoor amenity space:

"Private garden space should be usable. This generally means that gardens should:

- be roughly rectangular in shape;
- receive direct sunlight for some of the day;
- be capable of accommodating activities such as sitting, play, clothes drying and outside storage space, which will require a level area within the garden; and
- provide a secure external access to the rear garden for cycle storage."

- 2.19. Proposed drawing no. 0.2-50 (extract below) highlights that all of these criteria have been achieved within the proposed development. Each garden is roughly rectangular in shape and located such that they will all receive daylight/sunlight from the north, west and south, ensuring coverage for most (if not all) of the day. The plan shows that each garden will benefit from a decking area large enough for a patio table and chairs, whilst the remaining garden space can accommodate clothes drying and play activities. The gardens will also contain sheds capable of secure cycle storage.

- 2.20. Overall, it can be concluded that the proposed development creates a suitable internal and external living environment for future occupants.

3. Conclusion

- 3.1. This proposed development represents an effective use of land that can create a pleasing living environment for future occupants without detriment to the amenity of neighbouring residents. Furthermore, the proposed development is of a complementary design and appropriate in terms of scaling, massing, and materials such that it would be a logical and commensurate addition to the street scene. Lastly, parking in accordance with adopted standards, in a manner prescribed in the Design Guide SPD, is comfortably facilitated within the development proposals.
- 3.2. For these reasons, it can be concluded that the proposed development is sound in relation to conventional development management considerations.



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