

PLANNING SUPPORT STATEMENT

LAND ADJACENT TO 132 NORREYS AVENUE

1. Introduction

This Planning Support Statement has been prepared to accompany an application for full planning permission for the construction of a three-bedroom house attached at the first-floor level to No. 132 Norreys Avenue.

The proposed development aims to provide high-quality, sustainable residential accommodation in keeping with the character of the surrounding area while ensuring minimal impact on the amenities of existing properties.

This statement follows the principles set out in relevant local and national planning policies, including the National Planning Policy Framework (NPPF) and Wokingham Borough Council's Core Strategy, Managing Development Delivery Local Plan (MDD), and Borough Design Guide.

2. Site and Surroundings

2.1 Location and Context

1. The site forms part of the grounds of 132 Norreys Avenue, located within a medium-density residential estate. The road is primarily lined with semi-detached and terraced houses featuring mansard-style roofs, contributing to a coherent architectural identity.

The site benefits from strong transport connections, including:

- Proximity to local bus routes
- A nearby main railway station
- Access to key road networks, with major airports approximately one hour away by car

Essential amenities such as schools, medical services, and retail facilities are within a 20-minute walking distance, reinforcing the site's sustainability credentials.

2.2 Site Boundaries and Features

- The site trapezoid in shape and measures approximately 52m deep, 21.6m wide along the frontage of Norreys avenue reducing down to 8.4m to the rear boundary with a total site area of 894m².
- The site is bordered to the north and south by two-storey semi-detached and terraced houses.

- A timber fence runs along the eastern boundary, adjacent to a school car park and playing fields.
 - Existing close-boarded fencing encloses the site on three sides (north, west, and south), with the eastern boundary remaining open.
 - To the west, a small area of public open space provides amenity value.
 - On-street parking is common in Norreys Avenue, as many properties lack off-road parking facilities.
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3. The Proposal

The proposed development consists of a 2 storey three-bedroom dwelling attached at first-floor level to No. 132. The scheme has been designed to ensure it integrates harmoniously with existing properties.

Key design considerations include:

- **Building Height & Scale:** The ridge height will match that of adjoining houses.
 - **Fenestration:** Window placement will minimize overlooking and protect neighboring amenities.
 - **Materials & Aesthetics:** The dwelling will replicate the architectural style of the area, using compatible materials to enhance visual continuity.
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4. Design Considerations

Orientation & Internal Layout

The house has been carefully designed to maximize natural light, ensuring bright and comfortable living spaces. The primary rooms have been arranged to benefit from optimal orientation while respecting the privacy of adjoining properties.

Scale & Massing

The proposed dwelling mirrors the scale of existing buildings, ensuring it blends seamlessly with the streetscape. The elevations will align with neighbouring properties in terms of height, fenestration, and detailing.

Landscaping & Ecology

- The site is currently laid to grass with no formal landscaping.
- No evidence of endangered or protected species has been identified on-site.
- The site is within 40m of the 5km zone of Thames Basin Heaths Special Protection Area (SPA). As set out in the avoidance and mitigation strategy the required contribution of £2,690.93 for a 3 bedroom will mitigate the impact of the additional dwelling on the SPA.

5. Access and Parking

- The existing vehicular access will be retained and widened to improve ease of entry and exit.
- Off-street parking will be provided, with two spaces for the new house and an additional space allocated to No. 132.
- A dedicated bin store will be incorporated into the design.

Disabled Access and Circulation

Access to the house will be provided via a block-paved driveway and footpaths, incorporating a maximum ramp gradient of 1:12. This will lead to a level threshold at the front entrance, ensuring an unobstructed and accessible approach. Any change in direction will allow for assistance where required.

Internal Accessibility

The internal layout of the house will fully comply with current regulations and guidelines for disabled access, including the following specific requirements:

- Entrance doors will have a minimum clearance of 800mm.
- Internal staircases will be designed in full compliance with Building Regulations.
- Circulation spaces will meet all current Building Regulations for disabled access.
- Bathrooms and WC facilities will be designed for full accessibility.
- Electrical fittings, service controls, and ironmongery will be installed at appropriate heights for ease of use.

All internal design elements will adhere to Part M of the Building Regulations (Disabled Access).

6. Sustainability & Compliance

- The proposal aligns with sustainability principles outlined in the NPPF and Wokingham Borough Council's policies.
- Energy-efficient construction methods and materials will be employed to reduce carbon impact.
- Water-saving measures, such as dual-flush toilets, will be implemented.
- The proposal supports local transport strategies by promoting walkability and public transport use.
- The development will prioritise minimising the impact of potential light pollution by incorporating external lighting equipped with PIR and daylight sensors, alongside the use of energy-efficient fixtures throughout the site.

- To maintain minimal noise levels between the proposed development and neighbouring plots, high-quality materials will be employed, exceeding the baseline standards outlined in Building Regulations Approved Document E.
 - The site location offers multiple alternative transportation options, reducing dependence on cars. This has been detailed earlier in the statement, emphasising the site's proximity to local train stations and bus stops.
 - To further promote the use of alternative transportation methods, each dwelling will be provided with access to a secure, covered cycle store capable of accommodating two bicycles per household.
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7. Community Infrastructure Levy (CIL)

This development is to be a self-build plot so will not attract a CIL payment, as set out on the Form 1:CIL Additional Information appended to this application.

8. Conclusion

The application outlines the construction of one three-bedroom semi-detached house.

The proposed development is fully compliant with national and local planning policies, as detailed in the National Planning Policy Framework (NPPF), the adopted Core Strategy, and the Managing Development Delivery Local Plan. Additional guidance from the Borough Design Guide and the Sustainable Design and Construction Supplementary Planning Documents has been instrumental in shaping the final proposal.

Situated in a highly sustainable area of Wokingham, designated as a 'Major Development Location,' the site is well-suited for redevelopment in line with the Council's design policies. Its strategic location offers a variety of transport options and is within walking distance of essential amenities.

The traditional design and proportion of the proposed development are intended to harmonise with the established character of Norreys Avenue, maintaining the aesthetic integrity of the local area.

The scale and arrangement of the proposed development have been thoughtfully designed to ensure there is no adverse impact on the amenity of neighbouring residents. The careful positioning of front and rear windows prevents overlooking while maximising natural light within the properties.

In summary, this proposal reflects a carefully considered and sustainable approach to development within Wokingham. By aligning with national and local planning policies, it demonstrates a commitment to enhancing the local area while respecting

its character and prioritising the well-being of residents. The use of high-quality materials, innovative design, and sustainable practices ensures minimal environmental impact. Additionally, the site's excellent transport links and proximity to key amenities make it an ideal location for meeting local housing needs. This balanced and thoughtful development is set to contribute positively to the community and its surroundings.