

## Planning Statement

### 1. Introduction

This statement supports a householder planning application for a two-storey side extension and single storey rear extension to Springcroft, Merryhill Green Lane, Winnersh, RG41 5JP. The proposal is modest, proportionate, and designed to respect the host dwelling and all relevant environmental constraints.

### 2. Site description

The Site is located on Merryhill Green Lane in Winnersh. Springcroft is an end terrace with an existing single storey rear extension and large outbuilding to the rear of the Site. The Site sits within the development limits of Winnersh in a Major Development Location.

Neighbouring the Site is White Cottage, a historical detached commercial property serving as the head office for the Pinnacle Crew company.

The property is white rendered with front-to-back slate tiled roof. To the front elevation is a porch and bay window with a shared mono pitched slate roof. Existing windows are white UPVC.

### 3. Pre-App Response

A Pre-App was submitted for the proposal in 2025 with the Pre-App Response dated 10<sup>th</sup> September 2025.

As the Site is within a Major Development Location, the development would be acceptable in principle provided it complies with the relevant principles in the Core Strategy.

It was noted that a 1m separation distance should be maintained to the boundary and as the Pre-App submission included an extension to the line of the boundary this was deemed to appear overly cramped in relation to White Cottage. It was also noted that the extension should follow the line of the property and not the boundary line.

The single storey extension was deemed to be modest in size and therefore acceptable in principle.

It was noted that windows to the side and rear elevation may need to be obscure glazed depending on their relationship to the neighbouring property White Cottage.

The Pre-App pointed to concerns over loss of daylight to habitable rooms of White Cottage.

There were concerns over loss of parking spaces due to the retained front driveway, and with the side access removed, cycle storage provisions would need to be incorporated into the design.

There are no protected trees on site, however any existing trees and/or hedges should be protected during construction.

The Site is within a bat habitat and Great Crested Newt red zone. A PRA and newt avoidance statement must therefore accompany any planning application.

The Site is within Flood Zone 2.

#### 4. Planning Policy

##### National Planning Policy Framework

- NPPF (Dec 2023 update) — Paragraphs 2 and 11 confirm the primacy of the development plan and the presumption in favour of sustainable development. Relevant sections:
  - Chapter 12 – Achieving Well-Designed Places
  - Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
  - Chapter 15 – Conserving and enhancing the natural environment
  - Chapter 16 – Conserving and enhancing the historic environment (where relevant).

##### Wokingham Borough Local Development Plan

- Core Strategy (2010)
  - CP1 Sustainable Development
  - CP3 General Principles for Development
- Managing Development Delivery Local Plan (2014)
  - CC01 Presumption in Favour of Sustainable Development
  - CC03 Green Infrastructure, Trees and Landscaping
  - CC04 Sustainable Design and Construction
  - CC07 Parking
  - CC09 Development and Flood Risk
  - CC10 Sustainable Drainage
  - TB23 Biodiversity and Development.
- Borough Design Guide SPD (2012)
  - Section 4
  - R23 (Extensions and Alterations).

## 5. Planning Appraisal

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. The two-storey side extension has been designed to appear **subservient** to the host building using sympathetic materials and detailing. The extension is set back from the front elevation with the roof set lower than the existing roof. The siting and scale avoid visual intrusion, in accordance with **Core Strategy CP3, MDD, and SPD R23**.

In the Pre-App response it was noted that a 1m separation distance should be kept between the extension and the boundary. Unfortunately, due to the width existing to the side of the house and the tapering boundary, keeping a 1m distance would make the extension unfeasible. The internal dimensions would not conform with the minimum space standards required for a bedroom which would be required to adapt the property for better family use which forms part of the policies on sustainable use.

Therefore a compromise of 703mm has been proposed which tries to keep the separation as close to 1m, as stated under R16, as possible whilst also allowing for enough internal space.

Policy CP3 of the Core Strategy aims to protect neighbouring amenity, and R15 and R23 of the Borough Design Guide SPD requires that extensions relate to neighbouring properties and retain reasonable levels of visual privacy to habitable rooms.

The windows proposed at ground floor to the side elevation are over 1.7m from finishes floor and, being at ground floor level, would only face onto the boundary fence and would therefore avoid any overlooking.

The window to the first floor side extension would be to a bathroom and so would be obscure glazed and top opening. The rear window to bedroom 3 would not provide any more overlooking that a normal rear elevation window would and so the overlooking to White Cottage would constitute a negligible change. Due to the unusual orientation of White Cottage in relation to the street, the windows to White Cottage that face Springcroft are to non-habitable rooms anyway (bathrooms etc.).

The same applies to overbearing and daylight. The extension is subservient to the original dwelling which reduces any overshadowing to White Cottage and any potential impact to daylight would only affect the non-habitable rooms which are closest to the boundary. Due to the heights proposed and distances between properties it would be expected that there would be little to no affect to first floor windows.

To address the concerns regarding parking to the property it has been proposed to remove the front porch and bay window to allow for enough depth for 3 parking spaces to the front of the property on it's own driveway in line with MDD CC07 standards.

A PRA and Newt Mitigation Statement have been submitted with the application to address the biodiversity requirements to the Site.

The site is within Flood Zone 2. A site-specific Flood Risk Assessment (FRA) will be submitted, demonstrating that:

- The extension is for residential use (compatible development type in FZ2 under NPPF and MDD CC09).
- Finished floor levels will be set no lower than existing.
- Flood resilient/resistant construction methods will be incorporated.

- Surface water will be managed on-site via Sustainable Drainage Systems (SuDS) (permeable surfacing/soakaways), in line with MDD CC10.

Accordingly, the scheme meets national and local policy requirements.

No tree removal is proposed, and the development will not harm the green infrastructure network.

## 6. Conclusion

The proposed two-storey side extension:

- Is proportionate and in keeping with the host dwelling and character (CP3, SPD R15, R16 and R23).
- Manages flood risk appropriately through a site-specific FRA and resilient design (CC09, CC10, NPPF Chapter 14).
- Safeguards residential amenity, highways, and biodiversity.

Accordingly, the proposal accords with the development plan taken as a whole and with the NPPF presumption in favour of sustainable development. It should therefore be approved without delay under NPPF paragraph 11(c).