

12 Farmers End

Design and Access Statement

March - 2026

Project Details



Client Property Address:

12 Farmers End
Charvil
Reading
RG10 9RZ

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Statement Contents



1 Introduction & Context

2 Site Analysis

2.1 The Existing Property

2.2 Local Precedent

3 The Proposal

3.1 Proposed Design

4 Impact on Neighbours

4.1 Impact in Context

5 Conclusion

5.1 Conclusion

Introduction & Context

Introduction

Resi has prepared this Design and Access Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at 12 Farmers End.

The document, and the wider application, has been prepared having due regard to the Development Plan for the Council as well as the National Planning Policy Framework (NPPF) so as to ensure that the Local Planning Authority has a proper understanding of the proposed development.

Description of Development

The suggested description of development is as follows:
Proposed loft conversion with rear dormer, external staircase width to be increased, existing canopy to be extended, internal alterations and all associated works at 12 Farmers End, Charvil, Reading, RG10 9RZ

The proposed works include the following:

- Loft conversion with rear dormer
- External alterations
- Internal alteration

Character and Significance

The application site is located on Farmers End, Charvil, Reading, RG10 9RZ.

This area is characterised by low rise suburban residential development with larger gardens and mature tree cover. 12 Farmers End, Charvil, Reading, RG10 9RZ itself is located in an area with a mix of detached and semi-detached residential properties of similar scale and appearance.

12 Farmers End, Charvil, Reading, RG10 9RZ is a detached single-family dwelling.

Site Analysis

2.1 The Existing Property

The existing property is a detached building that has been subdivided, with a flat located on the upper floor and the ground floor arranged as garage spaces. Three of these garages are owned by neighbouring properties.

The surrounding properties along Farmers End Road exhibit a consistent suburban architectural character, with some variation in materials and detailing.

The site is located on the southern side of Farmers End Road and has an irregular shape. It benefits from a front garden comprising both a driveway and areas of soft landscaping.

To the rear, the property enjoys a generously sized garden.

Neighbouring properties, including Nos. 11 and 14 Farmers End Road, benefit from ground floor rear extensions.



Existing Site View

Site analysis

2.1 The Existing Property



Existing Front facade



Existing Rear facade



View of neighbouring roof and window

Site analysis

2.2 Local Precedent

There are several examples of similar existing or newly approved proposals locally, these are listed below.

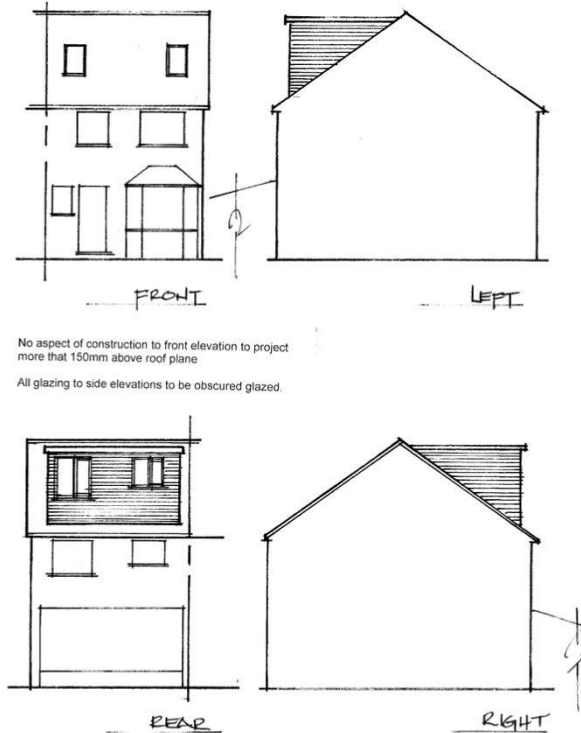
Address: 6 Farmers End Charvil Wokingham RG10 9RZ

Reference(s): 162503

Decision: Approved

Decision Date: 03 November 2016

Description: Application for a certificate of lawfulness for the proposed erection of flat roof dormer to rear elevation and 2no roof lights to front elevation plus conversion of loft space to habitable accommodation.



The Proposal

3.1 Proposed Design

The proposal comprises a loft rear dormer extension, with a flat roof, with an eaves height of 2.35m. The extension shall have a depth of 2.8m and be set in from the boundary line.

The proposal has been carefully designed to be subservient to the overall mass and volume of the house.

The rear dormer has been carefully placed to the left of the roof, to ensure there is no overlooking effect on the neighbouring property.

In terms of glazing, there are six number of rooflights, all of which will be conservation style. Blackout blinds will be installed to ensure there is no light pollution at night.

Materials will be complimentary and in keeping with the host dwelling, providing a high-quality addition to the existing property.

The proposal also comprises of the existing external staircase being widened, allowing for safer access to the property.

Impact on Neighbours

4.1 Impact in Context

Overshadowing and overbearing impact have been a key part of the design process and the following ensures that there will be no impact to neighbouring properties:

- The proposed extension will be inline with Permitted Development Legislation in terms of height and depth, it is well established that this impact in minimal
- The proposed extension will be inline with SPD guidance in terms of height and depth, it is well established that this impact in minimal
- Heights have been kept to a minimum along shared boundary lines
- Proposed dormer has been moved to the left to reduce overlooking and impact to the neighbouring property.
- Proposed dormer has been moved to the left to allow for an increased amount of privacy for neighbour no.14.



View of Neighbouring Property

Summary

Pre-app Advice:

The amended dormer has been reduced in scale and improved in design, appearing more subservient. While separation distances remain below SPD guidance, overlooking impacts are mitigated through window positioning, obscure glazing and boundary screening, and are considered acceptable on balance. On balance, and subject to the submission of a satisfactory Flood Risk Assessment and appropriate bat surveys, the revised scheme is likely to overcome the previous reasons for refusal, with impacts on character and residential amenity now considered acceptable in this instance.

Bat surveys:

Given the survey results, no bat emergence from the building was recorded during either survey visit. Bat activity in the wider landscape was low, with occasional common pipistrelle passes and minor foraging noted. It has been established that the surveyed structure contains no bat roost. (Please refer to the Bat Emergence Survey)

Conclusion

Our proposal at 12 Farmers End is one that will improve our clients existing home, allowing optimal use of this residential property.

The proposed development would complement the existing building and respects the existing character and context of the building itself, and of the wider built context.

The proposed development would optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site as a residential dwelling. The proposals would achieve this while greatly improving the character and composition of the existing dwelling, and ensuring that there are no adverse impacts on neighbouring residential amenity.

The proposed development would respond to the site and wider pattern of development with regards to scale, bulk, massing, detailed design and materials, and would be subordinate to the main dwelling.

All materials would be of a high quality and durable, so the aging of the materials integrates with the existing building, and would create a positive impact on the surrounding context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposals would preserve the character and appearance of the area.