

Planning, Design & Access Statement

Planning Application submission to Wokingham Borough Council for the Proposed New replacement Semidetached pair of dwellings at 35, Fosters Lane, Woodley, Wokingham. RG5 4HH

Introduction, Site Location and Description

The site is the original plot that accommodates the existing bungalow and garage on the application plot.

The dwelling is located approximately ½ way along the western side of Fosters Lane opposite the junction of Malvern Close.

The property is within an established residential estate which has a predominance of bungalows on both the western and eastern side of the street but does have two storey dwellings opposite at the junction of Malvern Close with two storey dwellings also further along on Wingate Road heading north from the application site.

This includes the extra care accommodation building which is a flatted development by "Fosters" which has been more recently built.



Ordnance survey map to show surrounding properties

The site area is 448m², and the current footprint of the existing bungalow is 62.08m² excluding the garage.

The site measures approximately 13.4m wide and 37.3m deep and provides a comfortable space to accommodate the erection of a pair of semidetached dwellings with the existing bungalow removed.

It is proposed to remove the existing building and the garage and to provide a replacement that is constructed to modern standards for heat loss and sustainability, with well-planned internal accommodation over 2 storeys, with an influence taken from the existing building

The new dwellings would be set back and lie on the same building line as the existing building and would allow for 4No parking spaces to be placed for off road parking, so that each property would have two spaces each.

The principle of use of the land for a private dwelling exists with the presence of the original building, and there is potential to improve distances from the two neighbors by centering the new building within the plot.



Aerial view of the site and its setting



Street view of the existing building



Properties opposite the application site to show two storey dwellings



Examples of property styles opposite (north of) the application site, two storey, 1.5 storey chalet bungalows

Planning History

The application site has had one previous application as extracted from the councils planning website as follows:

Application reference 222722 9th November 2022

Householder application for the proposed single storey side extension and raising of the roof to create habitable accommodation (1st Floor) along with changes to fenestration following demolition of the existing garage and canopy covering - approved 9/11/2022

This application albeit expired provided acceptance for the principle of allowing a double storey property to be created at the site.

Pre-application advice reference 252552 dated 19th December 2025

A scheme design was submitted to assess the likelihood of a two-storey building being supported by officers, and the new application is informed by the comments received.

The concerns related to the height of the building then being proposed based upon the previously accepted scheme under approval reference 222722.

The height of the building has been reduced and the side elevation has been moved away from the boundary between No37 and the application site.

There is already a considerable distance between No 33 and the application site and it is expected that no impact is introduced with this new design.

Principle of development/Siting and design

The advice confirmed:

“Policy CC02 of the MDD Local Plan sets out the development limits for each settlement as defined on the policies map. The site is located within a major development location and as such the principle of development should be acceptable subject to other material considerations”

It is hoped that with the new design and the reduced height of the proposed building that the material considerations meet with policy.

Dwelling mix/External Amenity

The pre-application advice confirmed that:

“In this case, the proposal would create a net gain of 1no. three-bedroom dwelling which would be appropriate in an area predominated by family sized dwellings and the identified housing need. The proposal is therefore acceptable in this regard”

Further,

“Overall, the proposed internal and external amenity should be sufficient for future occupiers and there are no objections in this respect”

Overlooking and Loss of Light/Overshadowing, Overbearing and sense of enclosure

The advice stated:

“The proposal would comply with the requirements, and given its set back from the rear building line of both immediate neighbours at first floor level of above the proposal would not result in significant overbearing impact on the adjacent rear gardens.”

Highway Access and Parking Provision:

The Council's Highways Consultant has reviewed the proposal and confirmed that the proposed parking provision would meet the Council's parking standards and is acceptable. However, they have noted that the layout could be reconsidered to better accommodate pedestrian access to each dwelling. Vehicular access will also need to be clearly demonstrated when submitting any planning application as the existing dropped kerb will likely need to be re-positioned or extended.

Landscaping and Trees:

Pre-application advice stated:

"Soft landscaping appears to have been incorporated into the site's frontage, however it would ultimately be dominated by hardstanding for parking. A full landscaping proposal should be submitted in support of any planning application to demonstrate how the parking area would be softened and improve the site's overall contribution to green infrastructure locally in accordance with policy CC03 and TB06iv."

The applicants will commit to submitting a detailed planting plan and would suggest that a planning condition is included as part of a forthcoming approval, to cover this requirement.

Biodiversity Net Gain:

It is expected that as there is no biodiversity impact to the site as confirmed via the councils on-line constraints checker, that the proposal is exempt as per Provision 8 of the The Biodiversity Gain Requirements (Exemptions) Regulations 2024 as follows:

Self-build and custom build applications.

8.(1) The biodiversity gain planning condition does not apply in relation to planning permission for development which

- (a)consists of no more than 9 dwellings.*
- (b)is carried out on a site which has an area no larger than 0.5 hectares; and*
- (c)consists exclusively of dwellings which are self-build or custom housebuilding*

The applicants are happy however to include enhancements to the proposal where a commitment to provide 4No bird boxes and 2No bat bricks as shown on the proposed elevations,

The Proposals

It is proposed that the existing bungalow and garage are removed and replaced with a new semidetached pair of 2 storey houses set centrally on the plot on a similar footprint to the existing covered area of the garage and the bungalow.

For each property, the accommodation would comprise of 3 bedrooms at first floor with a common bathroom. The ground floor has a study/hoemoffice, with a ground floor washroom, and an open plan kitchen living and dining area.

The accommodation meets the policy requirements for a double storey building and the room sizes can comfortably allow for furniture and fittings required for the 2no double bedrooms and a single bedroom for a total of 5persons in a family dwelling.

Proposed materials would reflect that of the houses in the area.

Sustainability/Drainage

It is proposed that with good insulation values meeting the current building regulations and with the inclusion of efficient heating systems, and renewable technology, that a quality energy saving development can be achieved.

Drainage is to run to mains sewers for foul water, and to soakaways for surface water, with water butts and SUDs to driveways and hard surfaces allowing natural drainage on site.

Statement of community involvement

The community have not been consulted in relation to the proposals for this site as the intention is to replace an existing dwelling with a new dwelling which is felt not to impact the neighbors.

Conclusion

The submitted scheme proposals have been developed following the initial submission for pre-application advice and now incorporate the requirements particularly to the elevational treatment and with the reduction in building height.

We understand that the proposals meet with the council's policy and design requirements and seek approval of the scheme as per the re-designed plans and elevations now being submitted.