



ALLEN PLANNING Ltd  
Town Planning and Development Consultants

# **Planning, Design & Access Statement**



**In support of a proposal for  
external alterations**

**Nos. 53 - 55 Crockhamwell Road,  
Woodley  
Reading  
RG5 3JR**

June 2026

## **1.0 Introduction**

- 1.1 This Planning, Design and Access Statement has been prepared by Allen Planning Limited on behalf of our client to support a revised planning application for external alterations to this overall site which comprises numbers 53-55 Crockhamwell Road.
- 1.2 This Statement sets out the approach adopted for the site's development in accord with the advice contained within the National Planning Policy Framework 2024 and the Wokingham Core Strategy and Development Management Policies.
- 1.3 The external alterations proposed comprise of:

### North Elevation

- Proposed replacement windows at first floor to the existing size with infill panels added to be slimline upvc double glazing.

### South Elevation

- Proposed replacement windows at first floor to the existing size with infill panels added to be slimline upvc double glazing.

### East Elevation

- Proposed replacement windows at first floor to the existing size with infill panels added to be slimline upvc double glazing.

### West Elevation

- Proposed replacement windows at first floor to the existing size with infill panels added to be slimline upvc double glazing.

- 1.4 In addition a new covered cycle store and refuse storage area are proposed within the existing parking area towards the rear of the site.
- 1.5 The building is not listed and not within a Conservation Area and given the form and type of this application the material considerations for this application are matters of design impacts upon the building and wider townscape and also the amenities of any nearby properties.
- 1.6 The external alterations proposed do not seek to increase the height or footprint of the existing building or any matters of land use or car parking.

## **2.0 Site Location and planning history**

- 2.1 The site comprises of three storey commercial building located at the junction of Crockhamwell Road and Lytham Road.
- 2.2 The building at ground level consists of commercial units which included a bank with the first and second floors comprising of office space.
- 2.3 The surrounding buildings to the North, South and East of the site comprise mix of uses comprising of commercial units and residential dwellings.

- 2.4 The site has a surface car park served from Lytham Road.
- 2.5 The building is not listed and the site is not located within a Conservation Area.
- 2.6 The general site location is shown in Figure 1 below.



Figure 1 – Site location

- 2.7 Turning to the planning history, there is no recent planning history on the site and the history available from the LPA website is shown below:

|                       |                                                  |                       |                                                                                                                               |                                                               |
|-----------------------|--------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| <b>App. No.:</b>      | <b>000253</b>                                    | <b>Site Address:</b>  | <b>Tsb Bank Plc</b><br><b>53</b><br><b>Crockhamwe</b><br><b>ll Road</b><br><b>Woodley</b><br><b>Reading</b><br><b>RG5 3JP</b> | <a href="#">View Details</a><br><a href="#">View Progress</a> |
| <b>Description:</b>   | Proposed erection of non-illuminated nameplates. |                       |                                                                                                                               |                                                               |
| <b>Received Date:</b> | 20/03/2000                                       | <b>Date Valid:</b>    | 20/03/2000                                                                                                                    |                                                               |
| <b>iLap Ref No.:</b>  | A/2000/101<br>4                                  | <b>Decision Date:</b> | 16/05/2000                                                                                                                    |                                                               |
|                       |                                                  | <b>Decision:</b>      | Approve                                                                                                                       |                                                               |

|                       |                                                                           |                       |                                                                                          |                                                                           |
|-----------------------|---------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>App. No.:</b>      | <b>032293</b>                                                             | <b>Site Address:</b>  | <b>Tsb Bank Plc<br/>53<br/>Crockhamwell<br/>Road<br/>Woodley<br/>Reading<br/>RG5 3JP</b> | <a href="#">View<br/>Details</a><br><br><a href="#">View<br/>Progress</a> |
| <b>Description:</b>   | Proposed internally illuminated ATM surround and 1 cashpoint fascia sign. |                       |                                                                                          |                                                                           |
| <b>Received Date:</b> | 04/06/2003<br>01:00:00                                                    | <b>Date Valid:</b>    | 04/06/2003                                                                               |                                                                           |
| <b>iLap Ref No.:</b>  | A/2003/9410                                                               | <b>Decision Date:</b> | 10/07/2003                                                                               |                                                                           |
|                       |                                                                           | <b>Decision:</b>      | Approve                                                                                  |                                                                           |

|                       |                                                        |                       |                                                                                          |                                                                           |
|-----------------------|--------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>App. No.:</b>      | <b>030758</b>                                          | <b>Site Address:</b>  | <b>Tsb Bank Plc<br/>53<br/>Crockhamwell<br/>Road<br/>Woodley<br/>Reading<br/>RG5 3JP</b> | <a href="#">View<br/>Details</a><br><br><a href="#">View<br/>Progress</a> |
| <b>Description:</b>   | Proposed installation of additional cashpoint machine. |                       |                                                                                          |                                                                           |
| <b>Received Date:</b> | 04/06/2003                                             | <b>Date Valid:</b>    | 04/06/2003                                                                               |                                                                           |
| <b>iLap Ref No.:</b>  | F/2003/9412                                            | <b>Decision Date:</b> | 10/07/2003                                                                               |                                                                           |
|                       |                                                        | <b>Decision:</b>      | Approve                                                                                  |                                                                           |

|                       |                                                                          |                       |                                                                                          |                                                                           |
|-----------------------|--------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>App. No.:</b>      | <b>040477</b>                                                            | <b>Site Address:</b>  | <b>Tsb Bank Plc<br/>53<br/>Crockhamwell<br/>Road<br/>Woodley<br/>Reading<br/>RG5 3JP</b> | <a href="#">View<br/>Details</a><br><br><a href="#">View<br/>Progress</a> |
| <b>Description:</b>   | Proposed erection of internally illuminated fascia and projecting signs. |                       |                                                                                          |                                                                           |
| <b>Received Date:</b> | 10/12/2004                                                               | <b>Date Valid:</b>    | 10/12/2004                                                                               |                                                                           |
| <b>iLap Ref No.:</b>  | A/2004/3556                                                              | <b>Decision Date:</b> | 20/01/2005                                                                               |                                                                           |
|                       |                                                                          | <b>Decision:</b>      | Refused                                                                                  |                                                                           |

### 3.0 Planning Policy

3.1 For the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004, the Development Plan is made up of the revised National Planning Policy Framework (2024) and the Wokingham Core Strategy and Development Management Policies.

3.2 We set out the key policy matters below.

#### National Policy - Revised National Planning Policy Framework, 2024

3.3 Turning first to national guidance **Paragraphs 7-10** of the NPPF advise:

*7. The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs<sup>4</sup>. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection*

*8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

***an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

***a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

***an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

*9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area*

*10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11)*

3.4 **Paragraph 11** identifies a presumption in favour of sustainable development for applications set out below:

*“c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:*

*i the application of policies in this Framework that protect areas or assets of particular importance<sup>7</sup> provides a strong reason for refusing the development proposed; or*

*ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”*

### Design

3.5 In terms of design paragraph 131 advises that:

*“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”*

3.6 Paragraph 135 adds:

*“Planning policies and decisions should ensure that developments:*

*will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. “*

3.7 In addition, p139 advises:

*“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design<sup>54</sup>, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

*development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*

*outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*

Wokingham LDF Core Strategy DPD, adopted 2010

3.8 **Policy CP1** sets out the Council’s approach to delivering a sustainable Borough, and requires that development should enhance the overall sustainability of the area through minimising the impact on the environment.

3.9 The general principles for development are identified in **Policy CP3** and proposals are required to demonstrate how they have responded to the following criteria:

- 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;*
- b) *Provide a functional, accessible, safe, secure and adaptable scheme;*
- c) *Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses;*
- d) *Maintain or enhance the ability of the site to support fauna and flora including protected species;*
- e) *Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;*
- f) *Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;*
- g) *Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;*
- h) *Contribute towards the provision of an appropriate sustainable network of community facilities;*
- i) *Do not lead to a net loss of dwellings and other residential accommodation or land; and*
- j) *Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available.*

Wokingham Management Development Delivery Plan, adopted 2014 (MDD)

3.10 The objectives in the MDD take forward and develop the objectives laid down in the Core Strategy.

3.11 The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for

Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

- 3.12 **Policy CC01** embraces the presumption in favour of sustainable development within the Borough and confirms that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

#### **4.0 Planning Issues**

- 4.1 Given the form and type of this application the material considerations for this application are matters of design, impacts upon the amenities of nearby/neighbouring properties.

- 4.2 The external changes to the building seek permission to introduce the following changes:

##### North Elevation

- Proposed replacement windows at first floor to the existing size with infill panels added to be slimline upvc double glazing.

##### South Elevation

- Proposed replacement windows at first floor to the existing size with infill panels added to be slimline upvc double glazing.

##### East Elevation

- Proposed replacement windows at first floor to the existing size with infill panels added to be slimline upvc double glazing.

##### West Elevation

- Proposed replacement windows at first floor to the existing size with infill panels added to be slimline upvc double glazing.

- 4.3 In addition a new covered cycle store and refuse storage area are proposed within the existing parking area towards the rear of the site.

##### Design and Townscape

- 4.4 Development requiring a high standard of design forms part of the backbone of the NPPF and there are also various policies within the development which seek similar aspirations.
- 4.5 The building is relatively simplistic in its overall appearance and is prominent within the street scene sitting as it does on a corner plot.
- 4.6 The general townscape of the area is of single and two-storey residential properties with pitched roofs and also taller commercial and mixed use buildings around the “village centre”.
- 4.7 It is submitted that the introduction of panels and a subsequent reduction in fenestration in the key elevations of this building would improve the appearance of the building

removing some of its stark and featureless elevations and would constitute an improvement to its overall design

4.8 As an example of such the proposed southern elevation is shown in Figure 2 below.

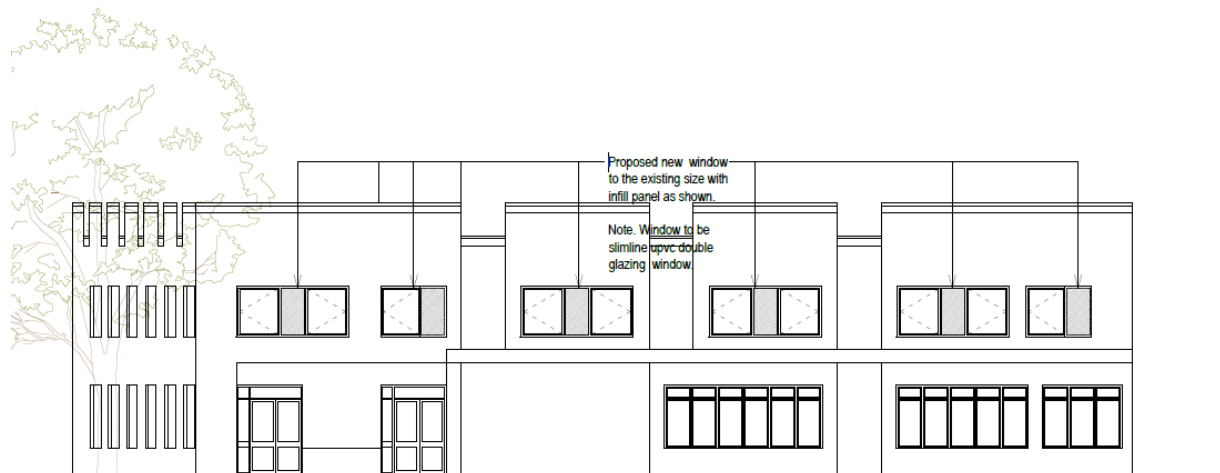


Figure 2 – Proposed South Elevation

4.9 The proposed cycle and refuse stores would be located towards the rear of the site as shown on Figure 3 below.

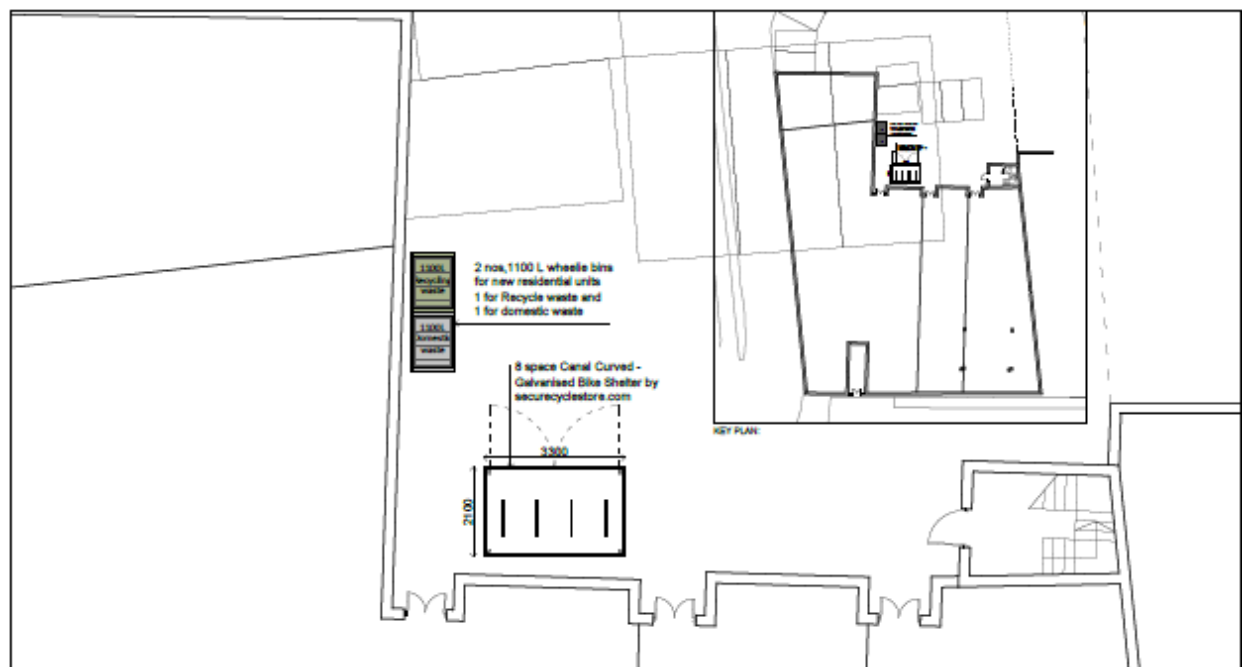


Figure 3 – Location of Proposed cycle and refuse stores

**4.10 The application would not seek to increase the footprint or height of the existing building and as a result it is submitted that these proposals would be compliant**

**with the design guidance of the framework and relevant development plan policy in such regards.**

Impact upon neighbouring buildings

- 4.11 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core principles of the NPPF (paragraph 135f).
- 4.12 There is one dwelling which sits opposite to the east elevation of the building and the existing windows at first floor in the east elevation will be replaced and reduced in size through the use of the introduction of panels.
- 4.13 The side elevation of a bungalow, and its rear garden, faces across the public highway towards the southern elevation of the building.
- 4.14 Windows at first floor in the south elevation will also be replaced, and reduced in size through the use of the introduction of panels.
- 4.15 The north and western elevations face towards commercial buildings.
- 4.16 Given that no additional first floor windows are proposed and indeed there would be a reduction in existing first floor fenestration and therefore the nearby properties would suffer no loss of privacy or overbearing impacts.
- 4.17 In light of the above we consider that these proposals take due account of the amenity of neighbouring properties and land uses and are wholly compliant with the requirements of development plan in these regards.**

**5.0 Conclusion**

- 5.1 These proposals seek permission to create replacement fenestration to this existing building and it is submitted that such would not adversely impact upon the design of the host building, or the wider visual amenities of the area.
- 5.2 In addition, the location of the proposed cycle and refuse stores would have not adverse impacts upon the amenities of neighbouring properties.
- 5.3 Furthermore, the proposed alterations to existing fenestration would avoid any adverse impacts upon the amenities of any nearby properties or other land uses.
- 5.4 On the basis of all of the above, it is concluded that the development proposed is in accord with the development plan.**