

Design & Access Statement

June 2026

1 The Village, Finchampstead, RG40 4JT

Householder application for a single-storey rear extension
and a single-storey front porch extension



1. INTRODUCTION

This statement supports the householder application for extensions and associated alterations at 1 The Village, Finchampstead. It demonstrates compliance with relevant national and local planning policy, including:

National Planning Policy Framework (NPPF)

Wokingham Core Strategy (2010)

Managing Development Delivery Local Plan (MDD, 2014)

Wokingham Borough Council Householder Extensions SPD

The proposal has been designed to respect the character of the dwelling, the surrounding built environment, and the amenity of neighbouring properties.

2. SITE AND SURROUNDING CONTEXT

The property is a two-storey detached dwelling located within a residential area characterised by a mix of traditional village cottages and more contemporary extended homes. The streetscape includes varied rooflines, front porches, and side/rear projections, meaning extensions are an established and accepted part of the local character.

The site has a generous rear garden and adequate side spacing to neighbouring boundaries. There are no heritage designations directly affecting the property, and the block plan confirms no encroachment over the site boundary.

3. DESCRIPTION OF THE PROPOSAL

The proposal comprises:

- A single-storey rear extension to provide enlarged kitchen, dining and family accommodation.
- A single-storey front extension forming a modest porch.
- Fenestration amendments to rationalise openings, increase natural light, and better integrate the new extensions with the existing dwelling.

4. PLANNING POLICY JUSTIFICATION

4.1 National Planning Policy Framework (NPPF)

The NPPF supports proportionate extensions to existing dwellings where they:

- Harmonise with the character of the surrounding area (Section 12)
- Provide well-designed, functional living spaces
- Avoid unacceptable impacts on neighbour amenity
- The proposal meets these objectives through a well-considered design that respects scale, character, and neighbour relationships.

4.2 Wokingham Core Strategy

Policy CP1 – Sustainable Development

The development improves the utility and lifespan of the existing dwelling, optimising an existing residential plot without harmful environmental impact.

Policy CP3 – General Principles for Development

The proposal complies because it:

- Respects the character of the area in terms of scale, massing, and design.
- Protects neighbouring amenity by retaining adequate separation, controlling overlooking, and avoiding unacceptable overshadowing.
- Provides high-quality internal layout improvements.

4.3 Managing Development Delivery Local Plan (MDD, 2014)

Policy CC03 – Green Infrastructure, Trees and Landscaping

The proposal does not involve the removal of significant landscape features and maintains the spacious garden setting.

Policy CC06 – Noise

The works are domestic in nature and will not introduce abnormal noise impacts.

Policy TB21 – Landscape Character

The extensions sit comfortably within an established residential plot and will not adversely affect the local landscape or village character.

Policy TB07 – Parking

Existing on-site parking is unaffected and remains compliant with WBC standards.

4.4 WBC Householder Extensions SPD

The proposal aligns with the SPD principles:

Scale and design: The rear extension remains subordinate to the existing dwelling and is located to the rear of the property where its visual impact is limited.

Front porch design: The porch is modest in scale and appropriate to the façade. Front additions are commonplace along the street.

Neighbouring amenity: Due to its single-storey scale and position, the proposal will not result in any unacceptable loss of light, overshadowing, overlooking or overbearing impact upon neighbouring properties.

Materials: Material choices complement the existing dwelling and maintain visual cohesion with neighbouring properties.

5. DESIGN STATEMENT

5.1 Use

The existing dwelling will remain as residential (Use Class C3). The extension works will provide additional accommodation to support family living: an open-plan kitchen / dining / family room, better internal circulation and improved connection to the garden.

No change of use is proposed.

5.2 Amount

The extension has been carefully designed to provide additional accommodation whilst remaining proportionate to the existing dwelling and plot.

The proposal represents a modest and appropriate addition that respects the scale of the host property.

5.3 Layout

The rear extension creates a larger kitchen, dining and family area with improved connections to the garden.

The replacement porch improves the functionality and appearance of the main entrance whilst retaining the established arrangement of the site.

5.4 Scale and Appearance

The proposed rear extension adopts a simple form and crown roof design which complements the existing dwelling and helps reduce visual bulk.

The replacement porch is modest in scale and reflects the character of the existing property.

The proposed fenestration changes have been carefully considered to improve the appearance of the dwelling and increase natural daylight to the internal accommodation.

The proposed materials will match or complement those of the existing property, ensuring that the development appears as a natural addition to the dwelling.

Bat Considerations

The existing front porch incorporates a vaulted ceiling construction with no roof void or enclosed roof space above. As a result, there is no suitable bat roosting habitat within the existing porch structure. The proposed replacement porch is therefore unlikely to have any impact on bats or bat roosts.

5.5 Access

The proposal does not alter the existing driveway access from The Village and the existing front driveway has ample space for at least four cars.

6. CONCLUSION

The proposal meets the needs of the occupiers by providing a modern, flexible living space without altering the fundamental character of the property or street scene. The development:

- Respects the character and appearance of the area
- Maintains neighbour amenity
- Enhances the functionality and sustainability of the home
- Aligns fully with the NPPF, Wokingham Core Strategy, MDD Local Plan, and Householder SPD

VOLUME CALCULATIONS

EXISTING ORIGINAL DWELLING: 236 m³

PROPOSED DWELLING WITH EXTENSIONS: 338 m³

PROPOSED INCREASED VOLUME: 102 m³ (43% volume increase)