

Design, Access & Sustainability Statement

100 FINCHAMPSTEAD ROAD
WOKINGHAM
RG40 2NT

Contents:

3	Introduction
4	Site and Surroundings
6	Planning History and Policy
9	Design Philosophy & Objectives
12	Access
13	Sustainability
15	Community Infrastructure Levy (CIL)
15	Conclusion

Project:	Demolition of existing four-bedroom, detached house and construction of 2no. new four-bedroom, detached houses and 1no. new three-bedroom, detached house with associated parking, cycle and bin stores; and new access.
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Revision	Summary of Changes	Date	Initials

1.0 Introduction:

- 1.1 This statement has been prepared to accompany an application for full planning permission for the construction of 2 No. four bedroom detached houses and 1 No. three bedroom detached house with associated parking at 100 Finchampstead Road following demolition of the existing house on site.
- 1.2 This statement follows the principles and suggested content as set out in the relevant planning policies and Borough Design Guide.
- 1.3 This statement should be read in conjunction with all other correspondence submitted with the application.
- 1.4 The main areas explored as part of this document are as follows:
 - An analysis of the application site, its' immediate surroundings and the wider context.
 - The design process and how the local context has helped inform the final design, explained through individual headings referencing the; Use, Amount, Layout, Scale, Landscaping and Appearance of the chosen design.
 - How the relevant local and national planning policies along with Supplementary Planning Document has influenced the final design.
 - The potential aspects of access. How the proposal has been designed to respond to road layout and public transport provision as well as inclusive access for the elderly and the disabled.
 - How the proposal shall meet the requirements for sustainable development.

2.0 Site and Surroundings:

- 2.1 The application site is that of 100 Finchampstead Road, Wokingham. The site currently comprises of a detached, two storey, four-bedroom dwelling, located centrally on the site with a detached garage abutting the Northern boundary.
- 2.2 The existing dwelling has a ridge height of approximately 6.7m with varying eaves heights up to 3.2m from ground level.
- 2.3 The site is located on the East side of Finchampstead Roads, is rectangular in shape and measures approximately 61m depth by 24.3m width with site area of approximately 0.1485ha.
- 2.4 Current access to the site is gained directly from Finchampstead Road, located in the Northern corner of the West boundary.
- 2.5 The existing dwelling is set back approximately 14m from the front boundary. The position of the existing dwelling in relation to the front boundary falls between that of each adjacent property. 94a being set back approximately 55m from the Finchampstead Road, accessed by a private driveway. 96 Finchampstead Road being set back approximately 4.8m from the front boundary and 102 Finchampstead Road being set back approximately 24m from the front boundary.
- 2.6 The frontage of the site is enclosed by a fence on the North boundary, a low-level fence on the South boundary and a hedge along the West boundary abutting Finchampstead Road. The front garden is a split between gravel driveway and a grass area.
- 2.7 Access to the rear garden is open on the South side of the dwelling and through a gate on the North side of the property.
- 2.8 The rear garden is bounded by fencing on the North boundary, low level wire fencing and vegetation on the rear East boundary and heavy vegetation on the South boundary. The site contains 2 small trees on the South boundary.
- 2.9 The site lies within an area of Wokingham which has been defined, in the adopted Wokingham Core Strategy, as a 'Major Development Location'.
- 2.10 The site is within a highly sustainable location. It is close to all essential amenities required by the potential residents, being only a short walk from central Wokingham and its' recent regeneration project at Elm's Field. Transport links in the form of Wokingham Train station, local bus services and cycle paths are all within walking distance while Reading Road and London Road allow quick links to Reading and the M4.
- 2.11 The site lies within a primarily residential area with a broad mix in character and appearance of the houses, which vary from single storey chalet style dwellings, semi-detached dwellings, to larger scale detached developments.
- 2.12 There are existing residential plots immediately adjoining to the East and South boundaries of the application site. Immediately to the North of the application site is

a private access driveway to No.94a Finchampstead Road that occupies a plot to the rear, North East of the application site. This is dual pitched, chalet bungalow with bedrooms on the ground floor and living space on the first floor. High level Velux windows are on the sloping roof facing the application site.

- 2.13 Further to the North of the application site, separated from the application site by the private access driveway to 94a, are 94 and 96 Finchampstead Road. These are two-storey, semi-detached properties with the main gable of no.96 (and the side of a two-storey extension to the rear) facing and approximately 7.8m from the application site. The properties are set back approximately 4.8m from the Finchampstead Road and have an eaves height of 5m and ridge heights of approximately 7.7m.
- 2.14 To the South is 102 Finchampstead Road, a two-storey detached property with a two-storey extension to the rear of the property. The main house has a ridge height of approximately 8.6m with eaves of approximately 5.5m from ground level. The side of the main house is set back approximately 1.8m from the application sites' Southern boundary.
- 2.15 To the rear of the application site, adjoining the East boundary, is the rear garden of 6 Tangley Drive. A two-storey, semi-detached dwelling is located on the South side of the plot with the main house approximately 16.5m from the nearest corner of the application site. The main house has a ridge height of approximately 8.6m with eaves of approximately 5.2m from ground level.
- 2.16 To the West of the site, on the opposite side of the Finchampstead Road are a number of two-storey, detached dwellings. These properties all have large frontages like the application site and are typically situated a minimum of 15m back from Finchampstead Road.

3.0 Planning History and Policy:

Planning History

- 3.1 An application (191055) for this site was previously submitted in 2019 for the erection of the 2no. detached dwellings and retention of the existing dwelling. This was refused in June 2019.
- 3.2 The reasons for the refusal included the perceived overdevelopment of the rear of the application site, including excessive hardstanding to the backland location which would be out of keeping with the character and appearance of the area. Additional issues were the lack of proposed parking and the orientation and proximity of the new build properties to the existing property at 100 Finchampstead Road, providing potential issues of overlooking from new first floor windows.
- 3.3 The reasons for refusal and the consultation comments were influential in forming the design of this new proposal. To better suit the street scene of Robinhood Lane and address the issues raised, the application is now for the demolition of the existing, centrally located dwelling of 100 Finchampstead Road and construction of 2.no new detached houses to the front of the site and 1no. smaller, detached property to the rear of the site. With the target of being more in keeping with the frontage along the Finchampstead Road, remove any issues of overlooking to 100 Finchampstead Road and other neighbouring properties, provide adequate parking and provide a good quantity of soft landscaping for the application site.

Planning Policy

- 3.4 National and local relevant planning guidance are relevant to this application and whose relevance is summarised in greater detail below.
- 3.5 National guidance has been sort in the form of the National Planning Policy Framework (NPPF), published in March 2012, outlining the Central Government's planning policies for England.
- 3.6 Planning guidance falls within the adopted Core Strategy, Managing Development Delivery Local Plan and the Supplementary Planning Documents; Borough Design Guide and Sustainable Design and Construction.

National Planning Policy Framework

- 3.7 The guidance describes in paragraph 11 and 14 that the 'golden thread' running through both plan-making and decision-taking is a presumption in favour of sustainable development. Expanding upon this, the guidance suggests that development proposals that accord with the development plan should be approved without delay, providing that the adverse impacts of the development wouldn't significantly and demonstrably outweigh the benefits of the development.
- 3.8 The NPPF contains 12 core planning principles in chapter 17. Of particular importance and relevance to this application are the references to good quality sustainable design to enhance and improve the places in which people live their lives.
- 3.9 This includes the importance of effectively reusing land that has been previously developed (brownfield land), provided it is not of high environmental value. It also

suggests that sustainable design solutions rely on making the fullest possible use of public transport, walking or cycling and that the patterns of growth are actively managed in order to maximise this potential.

- 3.10 Paragraphs 60 and 63 refer to the need to boost the supply of homes to meet the Government's objective and for a more varying choice of high-quality homes and encourages local planning authorities to identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.
- 3.11 Paragraph 135, as part of the section of the guidance headed 'requiring good design', details how the local policies should help set out the quality of development for the area to ensure that new developments respond to local character and history of its local surroundings while also allowing innovation for appropriately required developments. It also includes how the new development should respond to its context as part of the streetscape and the need for support of the local facilities and transport networks.
- 3.12 The guidance states, as part of paragraph 60, that although it is proper to seek to promote or reinforce local distinctiveness, that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.
- 3.13 In regards to the determining of applications for development proposals, paragraphs 10-11 set out that local planning authorities should apply the presumption in favour of sustainable development.

Relevant Core Policies

- 3.14 As part of Wokingham Borough Council's; Adopted Core Strategy, the policies outlined below are considered relevant to this application.

CP1 – Sustainable Development – A list of design criteria to be met in order to contribute towards reaching an all round more sustainable design and move closer to reaching zero carbon developments.

CP2 – Inclusive Communities – To ensure that new developments contribute to the provision of sustainable and inclusive communities to meet long term needs. This includes the requirement that developments will be suited for a wide range of people from young families to an aging population.

CP3 – General Principles for Development – Key principles that developments must satisfy in order that it has a positive impact upon its context and the borough as a whole. This includes principles relating to the scale of developments, their character and design, function, accessibility and their ability to integrate with their surroundings

CP4 – Infrastructure Requirements – The appropriate arrangements for the improvement of provision of infrastructure, services, community and other facilities required for the development taking account of the cumulative impact of the schemes agreed.

CP6 – Managing Travel Demand – This relates to developments which are able to provide a wide range transport of options. To encourage choice of alternative modes of transport, but to still provide appropriate requirements for vehicular parking.

CP7 – Biodiversity – This policy establishes the need to afford appropriate protection to biodiversity.

CP9 – Scale and Location of Development Proposals – A policy to ensure that the levels of developments are a reflection of the numbers proposed as set out by Wokingham Borough Council. Wokingham is identified as a major development location where new residential development has the highest priority under a sequential approach within the Core Strategy.

CP17 – Housing Delivery – Policy setting out the provision for the development of at least 13,230 dwellings between 2006-2026 in the Borough and how these numbers will be divided up across different sources in order to meet these targets.

Managing Development Delivery Local Plan

3.15 The MDD policies that are of particular relevance are:

Policy CC01 – Presumption in Favour of Sustainable Development

Policy CC03 – Green Infrastructure, Trees and Landscaping

Policy CC07 – Parking

Policy TB05 – Housing Mix

Policy TB06 – Development of Private Residential gardens

Policy TB07 – Internal Space Standards

Supplementary Planning Documents (SPD)

3.16 Borough Design Guide SPD 2012 and Sustainable Design and Constructions SPD are considered relevant to this application.

4.0 Design Philosophy & Objectives:

- 4.1 This application seeks planning consent for the construction of 2No. four-bedroom detached houses and 1No. three-bedroom detached house.
- 4.2 The proposed scheme is located in Wokingham, an area defined in the core strategy as a major development location where new residential development has the highest priority within the Core Strategy. The application site is established as previously developed land, is in a highly sustainable location with its proximity to Wokingham town centre and within a short distance of a multitude of alternative options for travel. Therefore, the development is supported by the National Planning Policy Framework and Development Plan.

Use

- 4.3 The immediate context of the application site is entirely residential and as such a mixed land use has not been considered in the conception of the development proposal. The final proposal is for a residential use only.

Amount

- 4.4 It is proposed to develop the site with 2No. four-bedroom detached houses and 1No. three-bedroom detached house.
- 4.5 The proposed scheme is located in Wokingham. The amount of development proposed takes into the account the immediate and urban context of the site which indicates that this site is suitable for this form of development.
- 4.6 As demonstrated earlier, the site lies within a highly sustainable area. Suiting the guidance as set out in the NPPF and the Local Core Policies, particularly those with relating to reusing of previously developed land, managing travel demands and providing properties that reflect local needs and demand.

Layout

- 4.7 The arrangement of the proposed development has been heavily influenced by its surrounding context.
- 4.8 Externally the building lines are set back from the road. There is no obvious consistency regarding the immediately adjacent plots and distances set back from the Finchampstead Road. However, the Plots 1 and 2 of the proposed development have been positioned to be similar to that of the existing building they are to replace and to fall between the distances established by the neighbouring properties of 96 and 102 Finchampstead Road. This distance also reflects the distance established by the detached dwellings opposite, each of which sit approximately 15m back from the Finchampstead Road. This provides ample space for 3+ parking spots per dwelling at the front of the site and allows an adequate amount of the front to be used for vegetation so as to remain in keeping in the street scene.
- 4.9 Plot 3 is to make use of the rear of the application site. This type of development has been demonstrated numerous times along the Finchampstead Road with the most relevant being that of 94a Finchampstead Road, on the adjacent plot.

- 4.10 Careful consideration has been given to the orientation of the developments with regards overlooking adjacent plots. In order to ensure that there will be no material overlooking of private space for the adjacent plots. Plots 1 and 2 at the front of the application site will have no side facing windows on the first floors from habitable rooms. Any side facing windows shall be bathrooms/ensuites and will be obscured glazing only with limited opening.
- 4.11 A private driveway separates the North of the Application site from 96 Finchampstead Road by approximately 7m while a new private access driveway to Plot 3 will separate the South of site from 102 Finchampstead by approximately 4m. This will ensure there are no issues of overlooking from any new rear facing windows of Plots 1 and 2 into the gardens of these adjacent properties while also not providing an overcrowded street scene.
- 4.12 Minimum distances from the rear of plots 1 and 2 of 18m from the external wall of the 2-storey portion and 15m from the external wall of the single storey portion of the dwellings to the rear boundaries have been provided to ensure that there will be no issues of overlooking for the proposed property at Plot 3.
- 4.13 New trees and planting have been proposed along the boundaries of Plots 1 and 2 to provide further screening of adjacent plots. Any boundary treatments, new trees and planting will be confirmed with Wokingham Council prior to construction taking place.
- 4.14 Plot 3 has been orientated so that its' front elevation is set back approximately 4.7m from the South boundary, shared with 102 Finchampstead Road. To prevent any issues of overlooking or privacy concerns, there will be no first-floor windows from habitable rooms facing forwards. Any forward-facing windows will be high level Velux windows with a minimum height of 1.6m to the base and any bathroom/ensuite Velux windows shall be obscured glazing. There will be no first-floor windows on the East or West side of the Plot 3 dwelling preventing any issues of overlooking with the gardens of 6 Tangleby Drive and proposed Plots 1 and 2.
- 4.15 There is a distance from the rear of plot 3 of approximately 11.5m from the external wall of the dwellings to the rear boundary shared with 94a Finchampstead Road. Dormer windows on the first floor will be used to provide a greater distance to the rear boundary to prevent any issues of overlooking. New trees and planting have been proposed along the rear boundary provide even further screening. Any boundary treatments, new trees and planting will be confirmed with Wokingham Council prior to construction taking place.

Scale

- 4.16 The scale, built form and general massing of the proposed dwellings have been designed to respond to and integrate appropriately into their surroundings. Plots 1 and 2 are of almost identical size with variations to the design of the front elevations to reflect the varied nature in design of the neighbouring properties. They are each a 4-bedroom house with an additional study/nursery room on the first floor, this room cannot rightfully be named as a fifth bedroom since the scale is too small to comfortably fit a single bed.

- 4.17 The scale of each property has been largely influenced by the neighbouring buildings along Finchampstead Road. As previously mentioned, the road is made up of an eclectic mix of detached properties, ranging from single storey chalet style properties to large detached properties.
- 4.18 The proposed dwellings of Plots 1 and 2 have a lower ridge height than that of the neighbouring property at 102 Finchampstead Road. The half-hipped roofs and rear building lines have been designed to minimise any loss of light or obstruction to views of the immediately adjacent properties and ensure that there is no loss of privacy. This is reinforced with the gaps provided by the private access driveways on either side of the properties.
- 4.19 Plot 3 is a smaller dwelling than plots 1 and 2. Influenced by the property immediately adjacent at 94a Finchampstead Road. It is a chalet bungalow arrangement to minimise any issues of overlooking and an overbearing feeling on surrounding sites. The scale and placement of the property on the site, both allows for sufficient parking/turning space and provides a garden of depth 11.5 and width 18m, meeting Wokingham Borough Council's design standard.
- 4.20 Plot 3 has a half-hipped roof design and low eaves heights to maintain a low ridge height and to minimise any issues of an overbearing impact on the new properties of Plots 1 and 2 and adjacent plot at 6 Tangley Drive. The proposed detached garage to Plot 3 provides an additional barrier between itself and the rear of plots 1 and 2.

Appearance

- 4.21 The proposed properties are of a traditional design and appearance. The external walls will be constructed in brickwork, with a contrasting brick plinth and detailing over doors and windows adding interest to the facade.
- 4.22 The traditional designs of the proposed developments will integrate into the existing streetscape, the final materials used will be of high quality and subject to the approval of Wokingham Borough Council.

Landscaping

- 4.23 Any boundary treatments, new trees and planting will be confirmed with Wokingham Council prior to construction taking place.
- 4.24 The proposed site plan, submitted as part of this application provides an overview of the placement of new trees and planting areas provided for the site. The street scene for plots 1 and 2 will be kept in keeping with that of Finchampstead Road with planting areas helping obscure new parking areas to the front of the properties. Feature trees will be planted in these spaces further softening the front elevations.
- 4.25 Existing hedges to the application sites boundaries will be retained where able and new trees will be planted to boundary lines to increase privacy and provide additional soft landscaping.

5.0 Access:

- 5.1 The application site is a highly accessible area. The local bus stops are visible from the front of the site; it's less than a 10-minute walk to Wokingham town centre and a short walk from Wokingham train station which has trains running every half hour between Reading and London Waterloo. There are sufficient cycle paths throughout Wokingham in close proximity. The Reading Road allows an easy link to Reading and the London Road to the M4.
- 5.2 The application site is within a 5-minute walk of the large Tesco supermarket, Marks and Spencer and Molly Millers Lane with local design and hardware stores.
- 5.3 With regards the arrangement of the application site. It is proposed, as part of this application, that the existing access from Finchampstead Road be blocked up and for two new access points to be created. One new access to serve plot 1 and a second new access to be provided to serve both plots 2 and 3. The existing access to be removed is at the North-West corner of the site. The two proposed access points will be further South along the site boundary and provide greater visibility for traffic leaving the roundabout at the junction with Molly Millers Lane.
- 5.4 Each plot will comfortably allow for external parking for 3No. cars and an additional garage space. Sufficient space has been provided to manoeuvre vehicles, on the driveway, within the site at the front of the property.
- 5.5 Each plot will have the principle entrance to the dwellings on the front elevation. A side and rear access has also been provided for each property. The garden will be accessible through a side gate and path.
- 5.6 A bin store shall be provided to each property while a cycle store shall be provided in the rear of each garden. Both bin store and cycle store designs will be subject to approval by Wokingham Borough Council following the granting of planning permission and proposed positions can be seen on the proposed site plan submitted with this application.
- 5.7 The layout of the site and orientation of the houses has been designed to ensure that they meet current standards. All internal hallways are sufficiently wide enough to comply with building regulation approval, as are internal and external doorways, WCs and stair access to ensure internal access is not restrictive to any user. A level approach shall be provided to the principle access, bin and cycle stores and access from the driveway of the development, ensuring uninterrupted movement throughout the site.
- 5.8 All electrical sockets and switches will be positioned in order to assist people whose reach is limited and shall be arranged to satisfactorily comply with the Building Regulations.
- 5.9 All aspects of accessibility will be designed to comply with Approved Document Part M of the Building Regulations.

6.0 Sustainability:

- 6.1 The proposed developments have factored in a sustainable approach to design with guidance as set out in Wokingham Borough Council's SPD 'Sustainable Design and Constructions' and the relevant policies of the Core Strategy as referred to previously. More precise details will be submitted as part of the Building Regulations submission.

Demonstrating Sustainability, Sustainable Design and Energy Efficiency

- 6.2 For all plots, every habitable room will have large front or rear facing windows in order to maximise the penetration of natural daylight while still focussing on the privacy of the neighbouring plots.
- 6.3 The proposed developments of plots 1 and 2 are to be set back from the road, similar to the location of the existing detached property to be replaced. A gap of minimum 1.6m has been provided between the proposed properties. The distance and the orientation of the windows for all plots will reduce the potential impact of noise and allow occupants to open windows as necessary. Trickle fans and extract fans will be fitted as appropriate however the building will be specified to a high standard with the intention to reduce air permeability.
- 6.4 The development will be specified to meet the standards as set out by current building regulations and meet targets as set out by the Target Emission Rate (TER) and the Target Fabric Energy Efficiency (TFEE).

Water Resource Management

- 6.5 Water saving techniques will be used throughout the development in the form of water saving devices like dual flush/low flush toilets, low flow rate basin/sink taps and showers.
- 6.6 This is to restrict the daily usage of water in order to achieve the 120 litres per person per day as set out in Building Regulations Approved Document G.
- 6.7 Externally, rainwater harvesting in the form of water butts will be implemented on rainwater downpipes.
- 6.8 A sustainable urban drainage system (SUDs) will be employed for the drainage of surface water. Surface water will be drained to soakaways or through permeable paving, subject to the ground conditions being suitably well draining.

Flood Risk Management

- 6.9 The application site is not located in a flood risk zone. This is according to the Environmental Agency flood risk map. There are no indications that the application should be at risk from and nearby sources therefore a full Flood Risk Assessment is not required at this stage.
- 6.10 As mentioned previously with regards to water resource management, permeable paving and soakaways for surface water drainage will be implemented to assist in the disposal of any surface water.

Biodiversity

- 6.11 An ecological walk over survey has been included as part of the application. A further Bat Emergence Survey have also been undertaken and included as part of this application, the results of which showed no presence of bats or areas of ecological importance.
- 6.12 As part of this application's requirement to meet current biodiversity standards and comply with the BNG law, a biodiversity gain plan, habitat plan and compliant metric sheet have been supplied as part of this application.
- 6.13 The final landscaping scheme will be subject to approval by Wokingham Borough Council prior to the beginning of construction.

Waste, Recycling and Composting Facilities

- 6.14 Provisions for the storage of waste shall be provided to each plot of the proposed development. A collection point has been provided at the access to Plots 2 and 3 from the Finchampstead Road, allowing easy access for collections. Final designs of the bin store shall be approved by Wokingham Borough Council prior to construction. Each dwelling will be provided with necessary waste and recycling storage provisions as set out by the BS 5906:2005.
- 6.15 All demolition waste will be recycled where appropriate for use in the construction of the proposed development or assist with the hard landscaping. All other materials shall be removed from site, sorted and recycled where able.

Sustainable Transport

- 6.16 As detailed earlier in this statement, there is more than sufficient access to local public transport links including buses and trains.
- 6.17 A secure cycle store is proposed to the rear of each plot, details of the proposed cycle store have been included as part of this application and shall be approved by Wokingham Borough Council prior to construction.

Health, Safety and Well-being

- 6.18 The development will aim to minimise the impact from any potential light pollution through the use of external lighting with PIR and daylight sensors and energy efficient fittings throughout.
- 6.19 Noise between the proposed developments and the adjacent plots shall be kept to a minimum through the use of quality materials and design solutions, to go beyond what is classified as the minimum requirements as set out by the Building Regulations Approved Document E. The distance between the proposed development and neighbouring properties is sufficient enough to reduce any potential for noise disturbance.
- 6.20 Prior to the beginning of construction works, an on site Ground Investigation Survey and Report shall be obtained in order to identify any contamination that may exist within the ground, if any contaminants are found within the soil or otherwise, a solution shall be agreed upon prior to works beginning.

- 6.21 The location of the site has added several alternatives options for travel in order to reduce the reliance on the car as the primary method of transport, this has been explored in more detail previously in this statement with regards the application sites proximity to the local train station and bus stops.
- 6.22 The reliance on alternative methods of travel shall be encouraged further by supplying each dwelling with access to a secure, covered cycle store, which has the ability to store 2 cycles per dwelling.

Sustainable Construction

- 6.23 The application site shall be registered as part of the Considerate Constructors Scheme and construction working hours shall be restricted to between the hours of 8:00am-6:00pm Monday to Fridays and 8:00am-1:00pm on Saturdays to cause minimum disturbance to adjacent properties.
- 6.24 Construction materials will be locally sourced where possible. Recycled materials shall also take priority including materials from the demolition waste of the existing building, where appropriate. Timber shall be obtained, where possible, from certified sources, in order to achieve the minimum 75% in line with good practice. A waste separation and disposal policy shall be operational for the duration of the site construction.

7.0 Community Infrastructure Levy (CIL)

- 7.1 Form 1 of the Community Infrastructure Levy has been completed and submitted as part of this application.

8.0 Conclusions:

- 8.1 The application provides for the provision of 2 No. four-bedroom detached houses and 1No. three-bedroom house.
- 8.2 The proposed development accords with the national and local planning policies as set out in the National Planning Policy Framework (NPPF), adopted Core Strategy and Managing Development Delivery Local Plan. Additional guidance in the form of the Supplementary Planning Documents; Borough Design Guide and Sustainable Design and Construction have also been of particular relevance in the development of the final proposal.
- 8.3 The application site is located in a highly sustainable area of Wokingham, which has been identified as a 'Major Development Location' where the principle of redevelopment is acceptable, subject to meeting the Council's design policies. The application site is situated so as to provide several options for travel and is within walking distance of all essential amenities.
- 8.4 The scale and arrangement of the proposed developments will not result in any loss of amenity to the residents of the adjacent dwellings. Front and rear window placement has been arranged to prevent overlooking of neighbouring plots while allowing for maximum natural light penetration possible.

- 8.5 The traditional design and scale of the proposed developments aims to be in keeping with the established character of the Finchampstead Road.