DESIGN AND ACCESS STATEMENT

November 2026 - Rev. B

Demolition of the existing property and erection of 2 x 4 bedroomed properties at
27 Robin Hood Lane, Winnersh, Wokingham, RG41 5ND



Fig. 1 - 3D birds eye view of the proposal

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SITE DESCRIPTION



Fig. 2 - Google satellite image of the site

27 Robinhood Lane, Winnersh, Wokingham, RG41 5ND is a residential detached bungalow set within a generously wide plot. The site is level and well enclosed with a large garden to the rear. The total area of site is approximately 0.1 Hectare.

There are two large oak trees at the front of the property on the boundary in each corner and one large oak tree in the corner of the rear garden. These three trees are to remain and will not be affected by the proposed development.

The site is well connected being situated close to Wokingham town centre, Winnersh railway station, bus routes with a stop directly outside the property, Dinton Pastures and the M4 motorway.

The site is within an established residential area where similar developments have taken place of replacing an existing dwelling with two properties; for example no. 29, 31 and 46 Robinhood Lane. The area is defined in the core strategy as a major development location where new residential development has the highest priority within the Core Strategy.

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SURROUNDING SITE PHOTOS



Fig. 3 - Site photos of the surrounding properties along Robinhood Lane

Robinhood Lane is made up of an eclectic mix of detached properties, ranging from single storey chalet style properties to three storey properties with accommodation in the roof space. The road is lined with mature trees with grass verges and vegetation between the pathway and residential properties.

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SITE PHOTOS

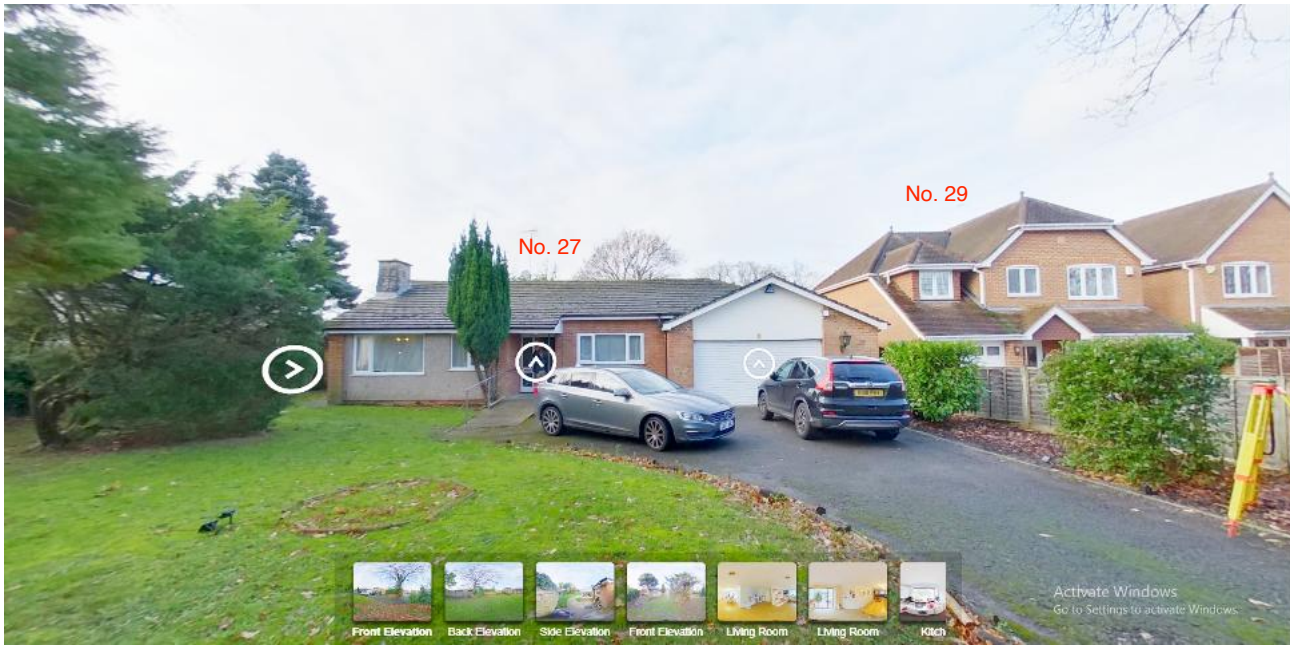

Fig. 4 - View of the front garden and front elevation of no. 27

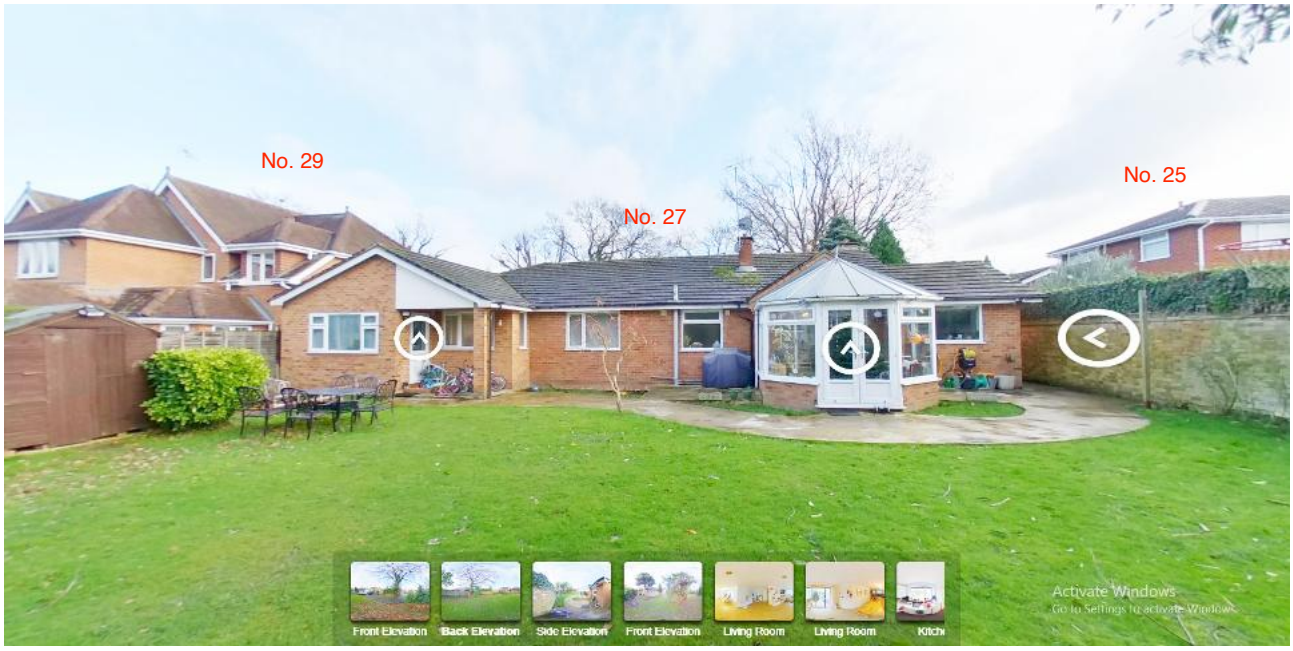

Fig. 5 - View of the rear garden and rear elevation of no. 27

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PLANNING HISTORY AND POLICY

PLANNING POLICY

National Policy

National Planning Policy Framework (NPPF)
Technical Guidance to the National Planning Policy Framework
Planning Practice Guidance
Technical housing standards - nationally described space standard

Wokingham Borough Council

Core Strategy

CP1 Sustainable Development
CP3 General Development Principles
CP5 Housing mix, density and affordability
CP6 Managing Travel Demand
CP7 Biodiversity
CP9 Scale and Location of Development Proposals

MDD DPD

CC01 Sustainable Development
CC02 Development Limits
CC03 Green Infrastructure, Trees and Landscaping
CC06 Noise
CCO7 Parking
CC09 Development and Flood Risk
CC10 Sustainable Drainage
TB05 Housing Mix
TB06 Development of Private Residential Gardens
TB07 Internal Space Standards
TB23 Biodiversity and Development

SPD's

Borough Design Guide
Sustainable Design and Construction
PPS1, PPS3
Berkshire Structure Plan: DP5, DP4, EN3, T1, T4
Wokingham District Local Plan: WOS1, WOS2, WOS3, WOS4, WNC4, WR7, WIC8, WT2, WT6, WT7, WT8, WT10, SPGB2

PLANNING HISTORY

Application no: 080467
Decision: Approved
Decision date: 07/05/2008

Proposed erection of 2 dwellings with garages, plus demolition of existing dwelling.

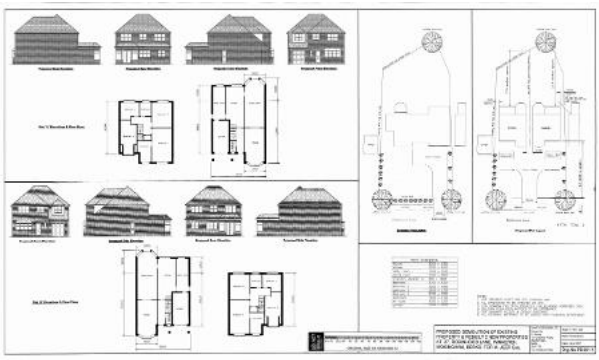

Fig. 6 - Planning approved drawings submitted for the 2008 application

Application no: 060447
Decision: Refused
Decision date: 07/02/2007

Proposed erection of 2 dwellings with garages. Demolition of existing dwelling.

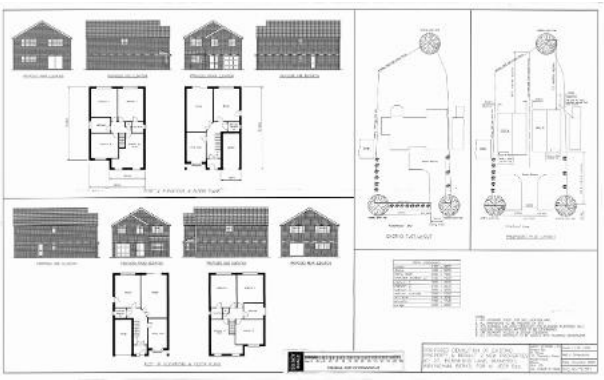

Fig. 7 - Planning refused drawings submitted for the 2007 application

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NEIGHBOURING PRECEDENTS

No. 29 and 31 Robin Hood Lane - as built properties



Fig. 8 - 3D Google Earth image of no. 27, 29, and 31 sites

No. 46 Robin Hood Lane - as built properties



Fig. 9 - 3D Google Earth image of no. 46 site



Fig. 10 - Google satellite image of the site and Robinhood Lane

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THE PROPOSAL

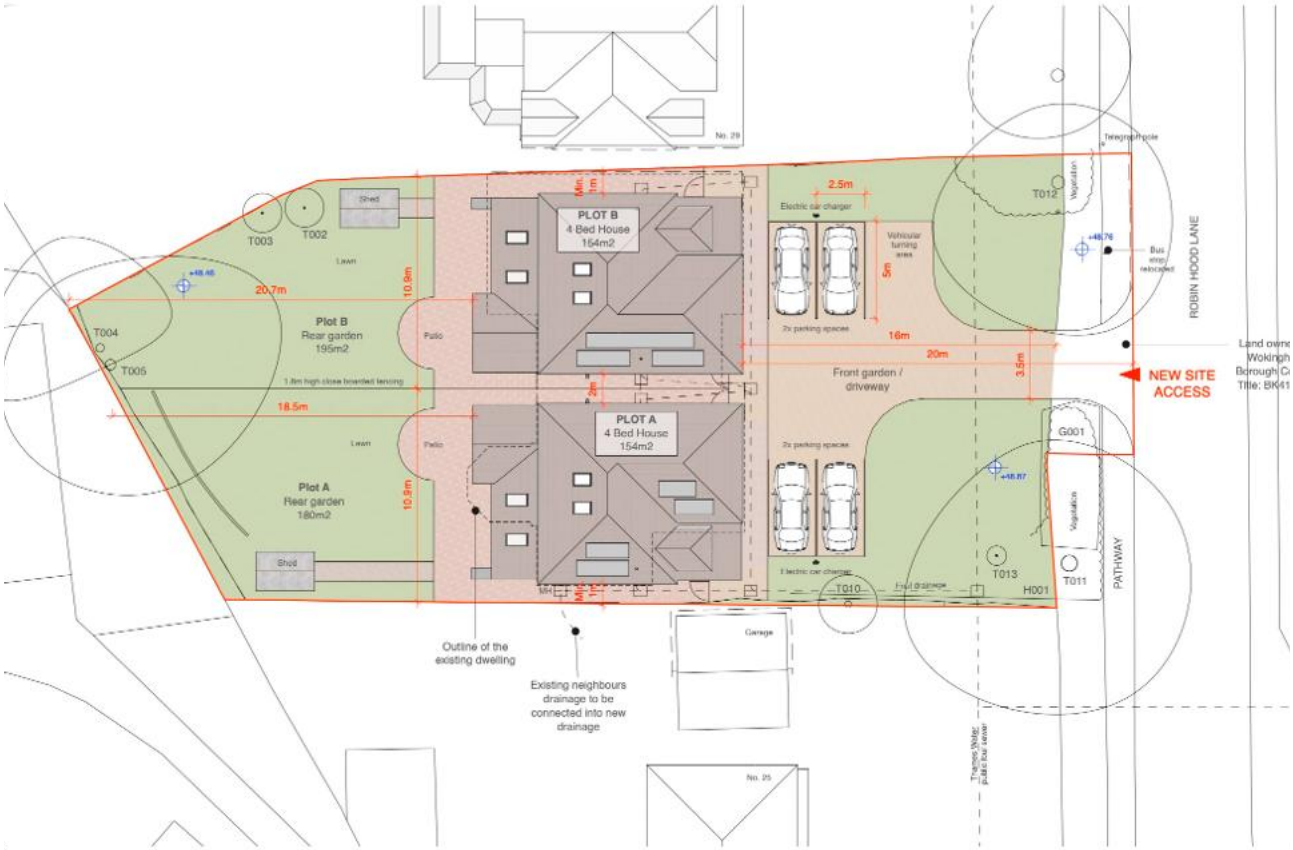

Fig. 11 - Proposed site plan of the development

The site had planning permission approved in 2008 for two replacement dwellings. This application is to reinstate the planning permission but with a refreshed design more suited to modern day family living. Also, to incorporate sustainable technology and ensure the property meets the most up to date Building Regulations.

The proposal is to demolish the existing bungalow which was built in the mid 1960's and to replace it with two four bedroomed family homes.

The size and bulk of these new properties takes into account the wide plot and recent adjacent developments and seeks to provide additional family housing in the area.

Schedule of Accommodation

SITE AREA

1000m2 / 0.1 Hectare / 0.24 Acre

PLOT A / B

GF - 89m2
FF - 65m2

= 154m2 (GIA)

4 bed, 6 person, detached 2 storey house
2x parking spaces
Bin / bike store
Private rear garden and patio
Accessible ground floor with level access and potential for bedroom / ensuite if required

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THE PROPOSAL

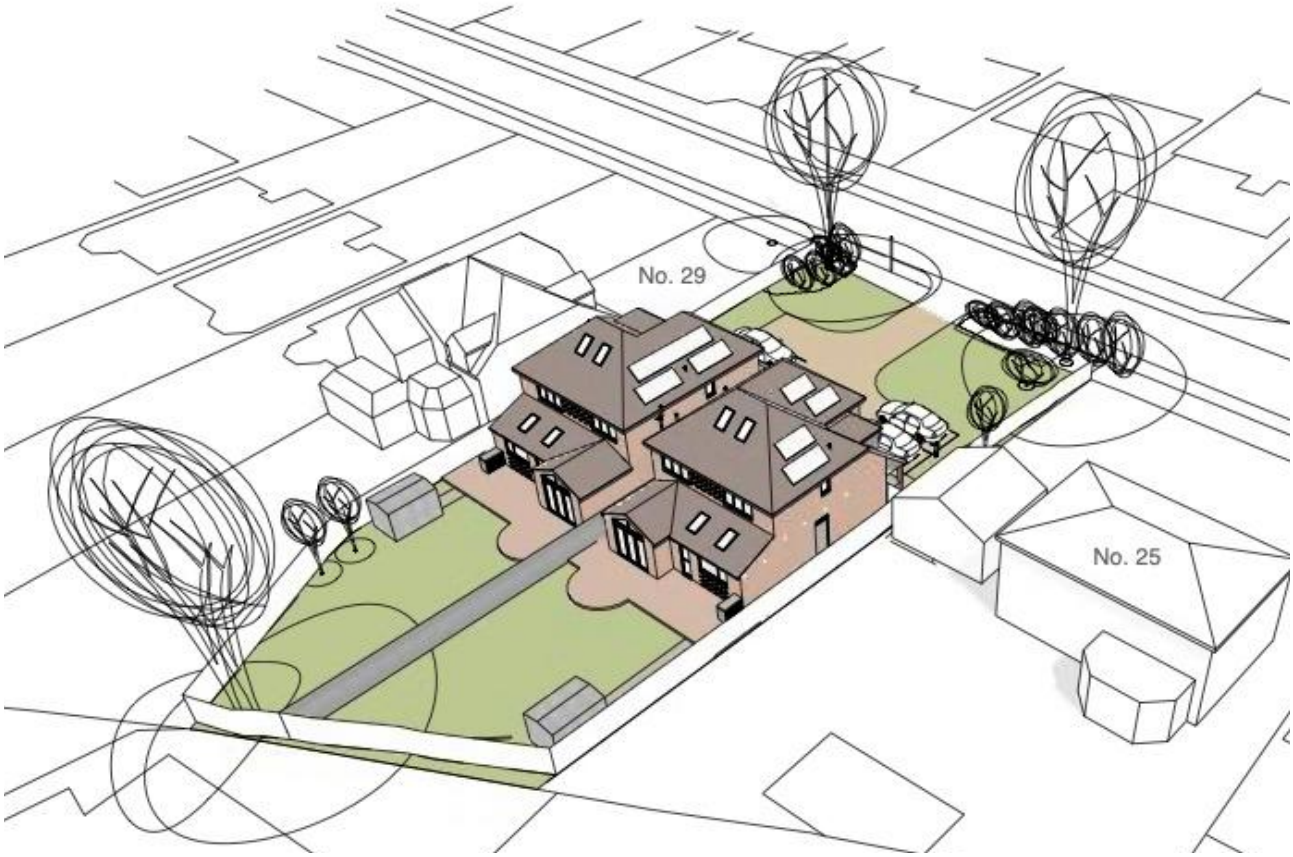

Fig. 12 - 3D birds eye view of the proposal from the rear gardens

ACCESS

The access to the site is to be reconfigured to provide a central access with parking either side. 2 parking spaces will be provided per property along with a turning area for safe vehicular manoeuvring.

LANDSCAPING

The existing trees are to remain together with the side boundary hedging and shrubs to maintain privacy. Permeable SuDs compliant paving will be used to reduce hard standing and manage surface water on the site. Large gardens will be retained to contribute to the biodiversity of the site and provide outdoor amenity space to the residents.

LAYOUT / SCALE

The layout and positioning of the proposed development takes into account the adjacent properties with respect to positioning and site lines. The massing of the properties will be two storey and of a similar scale to the neighbouring properties.

APPEARANCE

The appearance of the proposed development maintains a front elevation of a design in keeping with other properties along Robinhood Lane, using quality faced brickwork and roofing tiles in order to maintain a satisfactory transition with existing properties.

FACILITIES

The design will comply with the Building Regulations Approved document M to provide disabled access and flexibility for future use. A ground floor bedroom and ensuite can be incorporated if necessary.

SUSTAINABILITY

Sustainability features to be implemented will include solar panels on the roof, electric car chargers, heat pumps, rainwater harvesting, and SuDS.

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TREES AND ECOLOGY

Duckworth's Arboriculture Ltd. have provided site-specific information on the impact of development on trees and the steps which will be undertaken to ensure retained trees are not harmed during the proposed construction of two new dwellings. See their report included in the application.

Wokingham Borough Council previously granted consent for two new dwellings with garages on the plot and the demolition of existing dwelling on the 7th May 2008 under application ref: F/2008/0370. This consent was not implemented and has now expired.

This new application is supported by an updated arboricultural survey carried out in accordance with the guidelines and recommendations from BS:5837 'Trees in Relation to Design, Demolition and Construction'.

There are five mature Oak trees growing on or adjacent to the property. These trees enhance the verdant setting of the plot and the amenity of Robin Hood Lane. The client is committed to ensuring that the trees are protected and retained during the course of future building work on site.

The current scheme site has therefore been designed with Arboricultural input from the start to ensure any impact on trees is kept to a minimum. Following discussions regarding the trees, the site layout has been revised to reduce the areas of hard landscaping within the root protection areas of two Oaks at the front of the property.

Six trees / shrubs proposed for removal are classified as low-quality category 'C' trees being small trees with limited wider visual amenity value or those growing where they cannot reach their full potential without impacting on the property. The removal of these trees can be offset by additional new landscape planting elsewhere on site.

GS Ecology have been appointed to carry out a preliminary bat roost assessment and biodiversity net gain calculation based on the proposal. See their report included in the application.

Bat droppings were found within the loft and it has a number of features potentially suitable for use by roosting bats. As such, unless dusk surveys show otherwise, the building should be considered a confirmed bat roost, and the roost will be lost when the building is demolished. The roost is likely to be a day roost used by low numbers of bats such as those from the genus pipistrellus.

As such, to determine if (and how) bats will be affected by the proposals three dusk surveys would need to be undertaken between 1 May and 31 August. This information would be needed to inform the planning application and to obtain a licence for derogation from the provisions of The Conservation of Habitats and Species Regulations 2017 for works affecting bats (should surveys show that a licence is required).

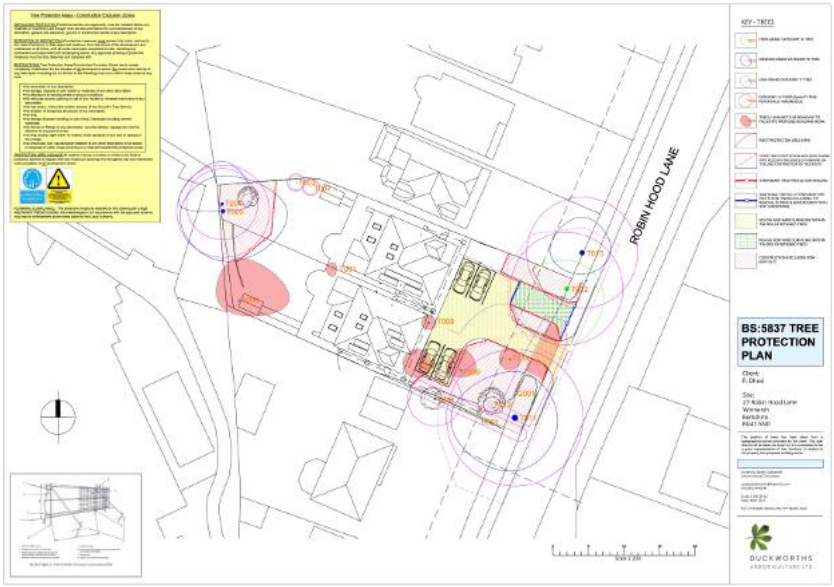

Fig. 13 - Tree protection plan

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CONCLUSION

This application seeks approval for the construction of two four-bedroom detached homes to replace an existing dwelling.

The proposed development is fully compliant with both national and local planning policy frameworks, including the National Planning Policy Framework (NPPF), the adopted Core Strategy, and the Managing Development Delivery Local Plan. Consideration has also been given to relevant Supplementary Planning Documents, specifically the Borough Design Guide and the Sustainable Design and Construction guidance, which have helped shape the final scheme.

The site is located in a highly accessible and sustainable part of Winnersh, designated as a ‘Major Development Location’, where redevelopment is generally supported, provided it aligns with the Council’s design criteria. The location benefits from a range of transport options and is within convenient walking distance of key amenities and services.

The layout and massing of the proposed dwellings have been carefully considered to ensure that there is no adverse impact on the amenity of neighbouring properties. Window positions to the front and rear have been designed to preserve privacy while optimising access to natural daylight.

Architecturally, the proposed homes adopt a traditional design approach that reflects the established character of Robinhood Lane. Building lines have been maintained to ensure visual continuity with adjacent properties and to support a seamless integration into the existing streetscape.

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