

TITLE: **Planning Support Statement**
CLIENT: Mr & Mrs Lewis
LOCATION: Endalls Farm, Blakes Lane, Hare Hatch, Reading, RG10 9SY
ISSUED: Thursday, 15 January 2026

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1. Introduction

- 1.1. This Planning Support Statement (PSS) has been prepared on behalf of the applicant, Mr and Mrs Lewis in respect of ‘the site’, comprising Endalls Farm, Blakes Lane, Hare Hatch, Reading, RG10 9SY. The application proposes;
 - *“Householder application for the erection of a single-storey extension, the application of waterproof render, and associated alterations to the dwelling.”*
- 1.2. This Planning Support Statement is authored by Daniel Gender-Sherry, Director at Axiom Planning and Philip Williams, Senior Planner at Axiom Planning.
- 1.3. Daniel is a Chartered Town Planner with both Local Authority and private practice experience, holding a RICS¹/RTPI² accredited BSc degree in Property Development and an RTPI accredited MSc degree in Development Planning.
- 1.4. Philip is a Chartered Town Planner and holds a BSc degree and a Diploma, as well as an MSc in Spatial Planning from the Bartlett School of Planning. His master’s degree is accredited by both the RICS and the RTPI, in which he achieved a distinction.
- 1.5. The main purposes of this planning statement are to:
 - Describe the site and surrounding area, along with any notable land designations.
 - Set out the full planning policy context in relation to the proposed development.
 - Detail, in policy terms, the extent to which the development accords with the requirements of each identified relevant Local Plan Policy.
 - Provide an overall, objective and professional conclusion on whether the proposed development has the appropriate attributes to warrant being granted planning permission.

Documents included within this Planning Application

- Site Location Plan (Title: Ordnance Survey Plan Ref: 293 P01).
- Existing Site Plan (Ref: 293 P02)
- Proposed Site Plan (Ref: 293 P03)

¹ Royal Institute of Chartered Surveyors

² Royal Town Planning Institute

- Existing Ground Floor Plan (Ref: 293 P04)
- Proposed Ground Floor Plan (Ref: 293 P05)
- Proposed First Floor Plan (Ref: 293 P06)
- Existing & Proposed South Facing Elevations (Ref: 293 P07)
- Existing & Proposed West Facing Elevations and Sections (Ref: 293 P08)

2. Site Description

- 2.1. The site forms part of Endalls Farm, a wider landholding extending to approximately 65 acres located to the north of Blakes Lane, to the east of the village of Wargrave.
- 2.2. The wider holding extends for approximately 830 metres in a north–south direction and, at its widest point—at the position of the existing dwelling approximately 370 metres set back from Blakes Lane—measures around 300 metres east to west.



FIGURE 1: MAP SHOWING THE LOCATION OF THE SITE.

- 2.3. The red line application site comprises a large residential property, trees, and green space. The property benefits from far-reaching views across Endalls Farm, including views towards mature trees which bound the site.

- 2.4. Endalls Farm is well screened from Blakes Lane and neighbouring properties by established mature tree belts. Additional woodland to the north and east further encloses and defines the wider landholding, contributing to its secluded and rural character.
- 2.5. The site is located approximately 3.4 km from Twyford railway station and 8.4 km from Maidenhead railway station. Both stations provide frequent and direct rail services to central London, offering convenient commuter access while retaining a rural setting.
- 2.6. The site is subject to a number of designations as identified on the Policies Map. It lies within a Minerals Safeguarding Area (Soft Sand) and is designated as Green Belt land as well as countryside. The site also falls within a High Risk Zone for Great Crested Newts. In addition, the Policies Map identifies the land as potentially contaminated and within an AWE Special Case Zone. The site is further classified as Hatch Chalk Farm Slope.

3. Planning History

3.1. Inspection of Wokingham Borough Council's online planning database has revealed the following relevant planning history;

Application Number	Description	Decision
232152	Prior approval submission for the proposed installation of solar panels on a non-domestic building.	Prior Approval Not Required. 31st October 2023.
153191	Householder application for the proposed erection of a annex store basement to create habitable accommodation.	Approved on the 17th March 2016.
110295	Proposed installation of roof mounted solar array on existing indoor riding arena.	Approved on the 25th May 2011.
51052	Proposed erection of building for use as storage for horsebox and other smaller vehicles. Amendment to consent F/2002/8243.	Application Withdrawn on the 5th September 2005.
41600	Proposed installation of a borehole for the extraction of water for use on the site.	Approved on the 8th March 2005.
22052	Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural to 1 grooms dwelling. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.	Approved on the 18th February 2004.
10001	Proposed demolition of existing house and storage buildings. Removal of concrete hardstanding. Erection of new house and barn and conversion of agricultural buildings to office, store, garage and staff accommodation including part change of use from vehicle storage and commercial to residential and office.	Approved on the 25th January 2002.
1092	Proposed demolition of existing dwelling, stables and storage buildings, removal of hard standing and erection of new dwelling, ancillary lodge, barn and garage. Part change of use from vehicle storage and commercial stabling to residential.	Refused on the 8th February 2001

3.2. Consideration of the site's planning history will be discussed later on in this document.

4. The Proposal

- 4.1. The proposal seeks planning permission for the construction of a single-storey extension, incorporating a strip skylight. The extension would be used as a day room. The location of the proposed extension is shown on Figure 2: Site Plan.

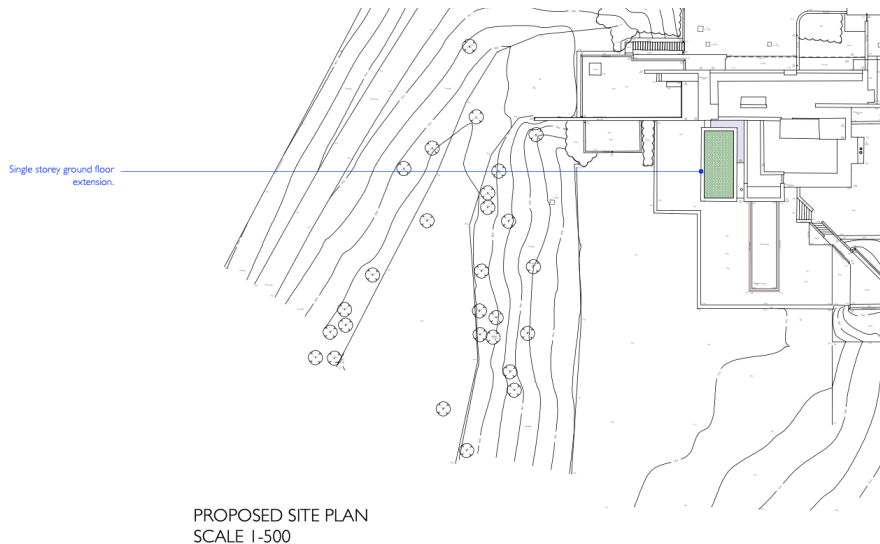


FIGURE 2: SITE PLAN SHOWING THE LOCATION OF THE SINGLE STOREY EXTENSION

- 4.2. In addition to the extension, a limited number of enhancements to the building's external appearance are proposed. The proposed external alterations include:
- Application of grey render to selected areas of the external walls.
 - Installation of a stainless steel flue to serve a fireplace.
 - Sedum planting to the roof - The proposed extension incorporates a green (sedum) roof, which will contribute to improved sustainability, biodiversity, and visual integration with the surrounding environment.
 - Installation of new windows and upgrading of wall materials to enhance the overall façade.
- 4.3. These works are intended to improve the overall quality and appearance of the building while remaining sympathetic to its setting.
- 4.4. All proposed alterations, together with the associated materials, are illustrated on the submitted drawings.

5. Planning Policy

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 5.1. The National Planning Policy Framework (NPPF) was first published in 2012 and has since been subject to a number of revisions.
- 5.2. The NPPF provides the overarching national policy framework for the preparation of local planning policy documents and the determination of planning applications.
- 5.3. The current adopted version was published in December 2024 and was subsequently subject to minor amendments on 7 February 2025. On 16 December 2025, the Government published an updated version of the NPPF for consultation.
- 5.4. Both the adopted NPPF and the consultation draft reaffirm that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise (paragraph 2 of the December 2024 NPPF and paragraph 3 of the December 2025 consultation draft).
- 5.5. The policies contained within the Framework constitute material considerations and should be taken into account in decision-making from the day of their publication (paragraph 231 of the December 2024 NPPF and Annex A of the December 2025 consultation draft).

SUSTAINABLE DEVELOPMENT

- 5.6. Paragraph 7 of the NPPF which, as already stated, is a material consideration in planning decisions (NPPF, paragraph 2) states that the purpose of the planning system is to contribute to the achievement of sustainable development (Paragraph 14 of the December 2025 NPPF).
- 5.7. Sustainable development is at the heart of the NPPF¹.
- 5.8. There was no specific definition of sustainable development within the original 2012 NPPF but its Ministerial Foreword stated that it concerned making economic, environmental and social progress for this and future generations. These comments were formalised in paragraph 8 of the 2019 NPPF. The subsequent versions strengthen the wording in relation to the environmental objective which is now, “to protect and enhance our natural, built and historic environment”.

¹ Paragraph 15 of the NPPF Consultation version of the NPPF

5.9. Paragraph 10 of the NPPF states that at its heart is a presumption in favour of sustainable development. Paragraph 11 states that for decision taking this means,

“approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework “(the NPPF)” that protect areas or assets of particular importance provides a clear 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”.

DECISION MAKING

5.10. Local planning authorities should approach decision-taking in a positive and creative way (NPPF, paragraph 39). They should use “the full range of planning tools available” and “work proactively with applicants to secure developments that will improve economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible” (NPPF, paragraph 39).

5.11. Decisions on applications should be made as quickly as possible and within the statutory timescales unless a longer period has been agreed by the applicants in writing (NPPF, paragraph 48).

5.12. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions (NPPF, paragraph 56).

5.13. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification and the applicants writing consent is first obtained (NPPF, paragraph 57).

SUSTAINABLE TRANSPORT

5.14. Paragraph 115 of the NPPF states that in considering development proposals it should be ensured that, “sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location...”. ...”.

- 5.15. Paragraph 116 states that “development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, taking into account all reasonable future scenarios”.

WELL DESIGNED PLACES

- 5.16. Paragraph 131 of the NPPF states, “the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve”.
- 5.17. Paragraph 139 states “significant weight should be given to:
- a) 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
 - b) outstanding or innovative design which promote high levels of sustainability, or help to 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”.

PROTECTING GREEN BELT

- 5.18. The existing and amended NPPF state (Paragraph 153 of the December 2024 NPPF and GB6 of the December 2025 NPPF):

“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”.

- 5.19. Paragraph 153 states that local planning authorities should give “substantial weight” to any harm to the Green Belt. “Very special circumstances will not exist unless the potential harm is outweighed by other considerations”.
- 5.20. Paragraph 154 of the December 2024 NPPF states that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt. However, exceptions to this are, amongst other things:
- c) “the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”
 - g) “limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential),

whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt”.

5.21. This is reiterated in GB7 in the December NPPF the policy states that b. The re-use, extension, alteration or replacement of an existing building, provided that:

- the existing building is of permanent and substantial construction; and
- the extension or alteration will not result in a disproportionate increase in size over and above the size of the original building⁴⁹; or
- in the case of proposals for a replacement building, it is in the same use and not materially larger than the one it replaces.

5.22. Furthermore, part e of GB7 states that the redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential), which would not cause substantial harm to the openness of the Green Belt;

CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

5.23. Planning decisions should, according to paragraph 187 of the NPPF, contribute and enhance the natural and local environment.

5.24. Paragraph 193 states:

“if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused...

development whose primary objective is to consider and enhance biodiversity should be supported; while opportunities to improve biodiversity in and around development should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate”.

5.25. Paragraph 136 of the NPPF emphasises the importance of trees in new development. It states, inter alia,

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments,...that appropriate measures are taken to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible..”

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

5.26. The Department for Communities and Local Government operates the National Planning Practice Guidance (NPPG). The following sections of the NPPG have been assessed in relation to this application:

- Natural Environment
- Design: Process and Tools
- The Green Belt

THE DEVELOPMENT PLAN

5.27. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that development be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act 1990 states that in the determination of applications, the authority shall have regard to:

- The provisions of the development plan, so far as material to the application
- Any local finance considerations, so far as material to the application
- Any other material consideration.

5.28. In Wokingham Borough Council (WBC), the adopted Development Plan consists of:

- The Core Strategy (Adopted 2010).
- Management Development Delivery Document (Adopted 2014)
- Joint Minerals and Waste Plans (January 2023).

5.29. Other material policy considerations will arise from the following documents;

- Borough Design Guide Supplementary Planning Document
- Wargrave Parish Design Statement
- CIL Guidance & 123 List

5.30. Policies outlined in the Core Strategy and considered material to this application are identified below:

Policy	Page No.	Description
CP1	34	Sustainable Development
CP3	38	General Principles of Development
CP7	45	Biodiversity
CP11	53	Proposals Outside Development Limits
CP12	54	Green Belt

5.31. Policies outlined in the Management Development Delivery Development plan are identified below:

Policy	Page No.	Description
CC01	6	Presumption in Favour of Sustainable Development
CC02	7	Development Limits
CC03	9	Green Infrastructure, Trees and Landscaping
CC07	18	Parking
TB01	27	Development within the Green Belt
TB21	57	Landscape Character
TB23	60	Biodiversity and Development

EMERGING LOCAL PLAN

5.32. Wokingham Borough Local Plan Update 2023-2040 is currently being examined Two Planning Inspectors, T Hatfield BA(Hons) MPLAN MRTPI and M Philpott BA(Hons) MA MRTPI, have been appointed to undertake an independent examination.

5.33. The initial questions from the inspectors have focused on housing allocations and their deliverability, and the council's approach to housing numbers (Plan Period). The inspectors have asked for a borough design guide but there haven't been any comments regarding householder applications and extensions within the green belt.

5.34. With this in mind the following policies are considered relevant, albeit they have limited weight:

Policy	Page No.	Description
SS1	47	Sustainable Development Principles
SS5	54	Development within the Countryside

Policy	Page No.	Description
SS7	57	Development in the Green Belt
ER3	132	Supporting the Rural Economy
NE6	196	Valued Landscape

FIVE-YEAR HOUSING LAND SUPPLY POSITION

5.35. The Council can only demonstrate a 2.5 years housing land supply as at 31st March 2025 against the Local Housing Need of 1316.

5.36. The tilted balance, therefore, applies to non-protected landscapes.

6. Material Planning Considerations

DECISION MAKING

- 6.1. The determination of an application for planning permission is to be made in accordance with the development plan, unless material considerations indicate otherwise. Section 70(2) TCPA 1990 provides that the decision-maker shall have regard to the provisions of the development plan, so far as material to the application. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) provides:

‘If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise’.

- 6.2. The NPPF is a material consideration for these purposes, but it is policy not statute, and does not displace the statutory presumption in favour of the development plan: see NPPF paragraphs 2 and 12. It must be exercised consistently with the statutory scheme giving primacy to the development plan, and not displace or distort it: *Suffolk Coastal DC v Hopkins Homes Ltd*¹.

PRINCIPLE OF DEVELOPMENT

- 6.3. In terms of the principle of development, the relevant adopted policies are CP11 and CP12 of the Core Strategy and TB01 of the Management of Development Delivery Development Plan. Policies SS5 and SS6 of the emerging Local Plan are also material considerations, although they currently attract limited weight as the plan has yet to be examined.
- 6.4. Chapter 13 of both the adopted and emerging National Planning Policy Framework (NPPF) is also relevant, as it sets out national Green Belt policy, which was updated in December 2024.
- 6.5. In policy terms, the key consideration is therefore whether the proposed extension is acceptable in principle, having regard to the site’s countryside and Green Belt designations.

Assessment of Green Belt Policy

- 6.6. Both the adopted and emerging development plan policies support the extension of existing residential properties within the Green Belt, subject to compliance with openness and proportionality tests.

¹ [2017] UKSC 37, per Lord Carnwath at [21]

- 6.7. Policy CP12 is considered out of date as it refers to PPG2, which has been superseded by the NPPF.
- 6.8. Policy TB01 states that within the Green Belt, development falling within the categories identified in paragraphs 89 and 90 of the NPPF (now paragraphs 154 and 155) will only be permitted where it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Paragraph 3 of Policy TB01 further requires that extensions to dwellings in the Green Belt should be limited in scale. Paragraph 3.4 of the adopted development plan sets a guideline increase in volume of 35%.
- 6.9. While this numerical restriction is now out of date following changes to national policy, the applicant's architect has provided volume calculations demonstrating that the proposal would result in an increase in GEA of only 7% (Existing Volume = 2022 m³ Existing GEA = 820m²; Proposed Volume = 140 m³ Proposed GEA = 58m²). This represents a very modest increase, well within the adopted guideline, and should therefore be acceptable in planning terms.
- 6.10. It is acknowledged that under application reference 153191, the Council previously indicated that the dwelling had exceeded the volume allowance. However, if the Council intended to assess the proposal against earlier volume-based policy restrictions, this should have been undertaken by considering the totality of buildings historically present on the site, rather than limiting the assessment to a single structure.
- 6.11. Evidence submitted by the architect in correspondence dated 11 May confirms that the total floor area of buildings on the site prior to the construction of the dwelling was 1,169 sqm, rather than 815 sqm. This establishes that a higher percentage increase would, in any event, be acceptable when assessed against the baseline required by policy.
- 6.12. Notwithstanding this, the emerging Local Plan no longer imposes a percentage-based limitation. Policy SS6 of the emerging plan identifies circumstances in which development in the Green Belt is not considered inappropriate. The proposal is considered to comply with criteria 3b, 3c and 3g of this policy.
- 6.13. While this policy doesn't carry full weight, it is considered that this approach is more in line with the NPPF which allows for:
- the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

6.14. This proposal meets all of the exemptions, and is therefore acceptable in overall terms.

Assessment of Countryside Policy

6.15. The application site lies within the designated countryside and must therefore be assessed against Policy CP11 of the Core Strategy, Policy SS5 of the emerging Local Plan and Policy H12 of the emerging local plan.

6.16. Policy CP11 seeks to ensure that development within the countryside does not result in excessive encroachment and that residential extensions do not represent an inappropriate increase in scale, form or footprint. Policy SS5 is supportive of extensions to existing dwellings where they are of permanent and substantial construction and do not result in a disproportionate increase in scale, form or footprint when compared to the original building.

6.17. In this instance, the proposed development would result in an increase in the overall scale of the dwelling of approximately 7%. The proposal would not lead to an increase in the number of habitable rooms and would be sited entirely on existing patio area. As such, the development would not extend into the residential garden nor encroach further into the wider countryside.

6.18. The proposal would therefore not result in an inappropriate increase in scale, form or footprint and would not give rise to excessive encroachment into the countryside. Accordingly, the development is fully compliant with Policy CP11 and Policy SS5.

Conclusion on Principle of Development.

6.19. Development is acceptable for the following reasons:

- The percentage increase in floor area and volume is minor and fully compliant with both adopted and emerging policy.
- The development would not harm the openness of the Green Belt, which is the primary test of acceptability. Furthermore, the proposal would not cause substantial harm to openness, which is the relevant test for the redevelopment of previously developed land,

as set out in paragraph 154 and footnote 55 of the NPPF. The emerging NPPF (GB7) reiterates that the redevelopment of previously developed land which does not cause substantial harm to Green Belt openness is an appropriate exception.

- The proposal does not conflict with any of the five purposes of the Green Belt, as set out in paragraph 143 of the NPPF.
- In addition, the scheme delivers a range of clear and tangible benefits, including:
 - the upgrading of the building's appearance and overall quality;
 - economic benefits arising from construction activity and associated employment - Policy ER3 of the emerging local plan says that development proposals that contribute towards supporting a prosperous rural economy will be encouraged.
 - environmental benefits through the provision of a green roof, enhancing biodiversity; and
 - social benefits resulting from improved and more functional living space designed to meet the needs of the occupants.

6.20. Taken together, the modest scale of the development, its compliance with policy, the absence of harm to Green Belt openness, and the clear public benefits demonstrate that the proposal is acceptable in planning terms.

CHARACTER AND APPEARANCE OF THE AREA

6.21. Policy CP3 (General Principles for Development) states that planning permission will be granted for proposals that demonstrate an appropriate scale of development, massing, layout, built form, height, and use of materials, together with a high standard of design. Development should not result in harm to the amenities of neighbouring land users. These principles are reiterated within Policy SS1 of the adopted development plan, albeit expressed through slightly different criteria.

6.22. The proposed alterations to the dwelling are minor in scale and proportionate to the size and character of the host property. The single-storey extension is well integrated with the existing building and reflects its architectural form and material palette. The design approach ensures visual continuity with the host dwelling, while the use of contemporary detailing is restrained and appropriate.

6.23. The incorporation of a green (sedum) roof provides a clear environmental benefit, enhancing sustainability and biodiversity while assisting the development to integrate more successfully

with its surroundings. This feature also contributes positively to the overall design quality of the proposal.

- 6.24. The site is self-contained and the proposed development is not visible from the public highway. As such, the proposal would not result in any adverse impact on the character or appearance of the wider area. Furthermore, the extension would not give rise to any unacceptable impact on residential amenity, and there would be no loss of light, loss of privacy, or overbearing effect to neighbouring occupiers.
- 6.25. Overall, the proposal is considered to accord with Policy CP3 of the adopted development plan and the relevant provisions of Policy SS1.

Valued Landscape

- 6.26. Policy NE6 of the emerging Local Plan identifies a wide range of areas as valued landscape.
- 6.27. While the scope and application of this policy are subject to ongoing scrutiny and are considered unlikely to pass examination in their current form, the proposal has nonetheless been assessed against its criteria.
- 6.28. It is concluded that the development would not result in any harm to:
- a) Landscape quality (condition);
 - b) Scenic quality;
 - c) Rarity;
 - d) Representativeness;
 - e) Conservation interests;
 - f) Recreational value;
 - g) Perceptual aspects; or
 - h) Cultural or associative characteristics.
- 6.29. The proposal would not introduce any negative change to the landscape. Furthermore, the inclusion of a green roof ensures that the extension integrates more effectively with its surroundings and reduces its visual presence. Accordingly, the development would not result in harm to the landscape and is considered to be compliant with the aims of Policy NE6.

DESIGN

- 6.30. This proposal is considered to be in accordance with the Borough Design Guide and the Wargrave Parish Design Statement.

- 6.31. It is acknowledged that the Wargrave Parish Design Statement was originally prepared in 1999 and is primarily focused on development within the village of Wargrave itself. At the time the document was written, Green Belt policy did not permit domestic extensions, and as a result such forms of development are not explicitly addressed within the guidance.
- 6.32. Notwithstanding this, the proposal has been carefully designed to respect the character of the existing building and its surroundings. The architect has selected materials that complement the host property. As such, the development is considered to align with the overarching objectives of the Village Design Statement.
- 6.33. The proposal follows the principles set out within the Borough Design Guide and responds positively to both the site and its local context, in accordance with principles G1 and G8. Development is contained within the existing patio area and does not result in an outward extension beyond this footprint. The proposed materials will blend appropriately with the existing built form, ensuring visual continuity. The inclusion of a skylight will provide appropriate levels of daylight and sunlight to the new accommodation.
- 6.34. With regard to the specific guidance relating to alterations and extensions (Policy R23), the proposal is considered to meet the relevant criteria. The development is well designed, responds positively to the original building, and contributes positively to local character. Given the substantial separation distances to neighbouring properties, potential impacts are limited; however, the proposal has also been assessed in relation to other buildings within the site and is considered acceptable in this context.
- 6.35. Overall, the development is considered to be in full accordance with Policy R23 of the Borough Design Guide.

ECOLOGY

- 6.36. Policy CP7 requires sites as designated as of importance to nature conservation will be conserved and enhanced and inappropriate development will be resisted.
- 6.37. The extension is located on existing patio space - There are no impact on wildlife as a result of this proposal. However, the inclusion of the green roof is of considerable benefit and means that there will be an increase in biodiversity as a result of the proposal.
- 6.38. It is acknowledged that this development is in an area of bat roosting potential, however given that there are no changes to the existing roof, a bat survey isn't required.

6.39. It is also noted that this area is in an area where there is the potential for great crested newts. However, the potential of this is considered limited as its extending a patio rather than potential habitats for GCNs.

TREES AND LANDSCAPING

6.40. This proposal is considered in line with Policy CC03, as the development protects existing green spaces and enhances the locality with a green roof. There will be no loss, fragmentation or isolation of areas of green infrastructure which is a key consideration.

6.41. Policy TB21 of the Management Development Delivery Plan (Landscape Character) highlights that proposals must address issues regarding quality, strategy, and sensitivity, namely “proposals shall retain or enhance the condition, character and features that contribute to the landscape”. 5.24 The single storey form of the dwelling ensures that the canopies of the trees are not interfered with, and the landscape character is not adversely affected. All trees are to be retained and no landscape elements are altered from the proposal, thus, the overall impact on this aspect is minimal.

BIODIVERSITY NET GAIN

6.42. Regulation five of The Biodiversity Gain Requirements (Exemptions) Regulations 2024 exempts householder applications from the requirement for BNG. Notwithstanding this the addition of a green roof means that there will be a benefit as a result of this scheme. Currently the fact that the development is located on patio means that the base value is effectively 0.

PARKING & ACCESS

6.43. This development will not result in any increase to the number of people living in the accommodation, and therefore there will not be any need to change the level of parking on the site. Furthermore there will be no changes to the access arrangements as a result of this proposal.

ACCESS

6.44. There will be no changes to the access arrangements. This development is considered acceptable in planning terms.

MINERALS SAFEGUARDING AREA

6.45. Policy M2 of the Minerals and Waste Plan states that sharp sand and gravel, and soft sand resources of economic importance, together with areas around active mineral workings, are safeguarded against unnecessary sterilisation by non-mineral development.

- 6.46. As the proposal relates to a simple domestic extension, the land will not be permanently sterilised and a Minerals Assessment is considered necessary. This is in line with the approach the council has taken with similar applications in the locality.

FLOODING

- 6.47. The proposed development is located within Flood Zone 1 and is therefore at low risk of flooding. Environment Agency mapping also confirms a low risk of surface water runoff at the site.
- 6.48. The development is situated on an area of existing hardstanding (patio). As such, it will not increase impermeable surface coverage. Furthermore, the proposals incorporate a green roof, which will provide additional attenuation benefits. Consequently, the development will not lead to an increase in surface water runoff rates.
- 6.49. There will be no adverse impact on the public sewerage network as a result of the proposed works.
- 6.50. The applicant has considered Policy CC09 (Development and Flood Risk).
- 6.51. While it is acknowledged that a Flood Risk Assessment (FRA) is typically required for certain forms of development under Policy CC10, in this instance Wokingham Borough Council does not require an FRA. Given the site's location within Flood Zone 1 and the nature of the proposals, the development will not give rise to any flood risk impacts.

COMMUNITY INFRASTRUCTURE LEVY

- 6.52. The council adopted the Community Infrastructure Levy Charging Schedule on 19th February 2015. Extensions and self build applications are exempt for this charge. As a result, this development is not liable for CIL.

7. Conclusion

- 7.1. This Planning Support Statement has been prepared on behalf of Mr & Mrs Lewis in respect of 'the site' at Endalls Farm . The application proposes;

"Householder application for the erection of a single-storey extension, the application of waterproof render, and associated alterations to the dwelling."

- 7.2. This application has been assessed in detail against the adopted development plan, the emerging Local Plan, and the National Planning Policy Framework. Taken as a whole, the proposal is fully compliant with the relevant policy framework and is acceptable in planning terms.
- 7.3. The principle of development is established. The proposal represents a modest and proportionate extension to an existing dwelling within the Green Belt and countryside. The increase in floor area and volume is limited, well within historic guidance thresholds, and fully consistent with current national policy which no longer relies on fixed percentage increases. Crucially, the development would preserve the openness of the Green Belt, would not conflict with any of its five purposes, and would not cause substantial harm when assessed against the tests set out in the NPPF.
- 7.4. The proposal also complies with countryside policies, as it does not result in excessive encroachment, does not extend beyond the existing developed footprint, and does not represent a disproportionate increase in scale, form, or footprint. Development is confined to existing patio space and does not encroach further into the residential garden or the wider countryside.
- 7.5. In design terms, the extension is of high quality and integrates effectively with the host dwelling. The scale, form, materials, and detailing are appropriate to the site and its context, and the proposal accords with the Borough Design Guide and the overarching objectives of the Wargrave Parish Design Statement. There would be no adverse impact on the character and appearance of the area, nor any harm to neighbouring residential amenity.
- 7.6. Ecology, trees, and landscaping considerations have been carefully addressed. The proposal would not result in the loss of habitat or green infrastructure, and all existing trees and landscape features would be retained. While the development is exempt from mandatory Biodiversity Net Gain requirements, the inclusion of a green roof delivers a clear biodiversity enhancement and environmental benefit over the existing baseline condition.

- 7.7. The proposal would have no impact on parking provision or access arrangements, and there are no highway safety concerns. There would be no increase in occupancy or demand on local infrastructure.
- 7.8. In addition to being policy compliant, the scheme delivers a range of clear benefits, including improved design quality, environmental enhancements through biodiversity gains, economic benefits associated with construction activity, and social benefits through the provision of improved and more functional living accommodation.
- 7.9. When considered in the round, the proposal represents sustainable, well-designed development that accords with both national and local planning policy. There are no material considerations that indicate planning permission should be withheld, and the application should therefore be granted.
- 7.10. If the Local Planning Authority requires any further clarification on any points raised, or if there are any issues that arise during the consideration of this application which would preclude the granting of planning permission, we would be grateful if we could be made aware and given the opportunity to respond prior to determination. This concludes the Planning Support Statement.



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