



Planning

Planning, Design and Access Statement

Client: **Mr & Mrs A Philpott**

5 Ardwell Close,

Crowthorne, RG45 6BA

Erection of extensions.

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1. INTRODUCTION

1.1 This statement is produced to support a planning application for the following development at 5 Ardwell Close, Crowthorne, RG45 6BA:

- Demolish existing garage building;
- Demolish existing entryway to rear of house;
- Erect a new garage in place;
- Erect a rear single-storey extension;
- Small front single-storey extension
- Alter the ground floor layout;
- Upward extension to create a first floor; and
- Addition of an outdoor pergola

1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies at the national and local levels. The conclusion reached is that key material

considerations and the wider objectives of National and Local planning policy support the grant of permission.

1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Bonney Architecture:

- Block Plan and Location Plan – BA0352-10
- Existing Ground Floor Plan – BA0352-01
- Existing Elevations and Roof Plan – BA0352-02
- Proposed Ground Floor Plan – BA0352-05a
- Proposed First Floor Plan – BA0352-06a
- Proposed Roof Plan – BA0352- 07a
- Proposed Elevations – BA0352- 08a
- Footprint Comparison Plan – BA0352-09a

1.4 The relevant application fee will be submitted by the applicant separately.

2. SITE LOCATION AND DESCRIPTION

2.1 The development site is located within an established residential close in Pinewood, Crowthorne, in proximity to East Berkshire Golf Club.

2.2 The site is located 0.3 miles from Dukes Ride, where Crowthorne Station, a pharmacy, and local eateries are located.

2.3 The neighbouring dwellings are set back on their plot. They follow a large, detached form, comprising two-stories with large rear and side extensions.

2.4 The application site is an existing residential dwelling.

3. PLANNING HISTORY

3.1 There is no relevant planning history for the site.

4. DEVELOPMENT PROPOSALS

4.1 As previously outlined, the proposal seeks to amend the existing dwelling in the following ways:

- Demolish existing garage building;
- Demolish existing entryway to rear of house;
- Erect a new garage in place;
- Erect a rear single-storey extension;
- Small front single-storey extension
- Alter the ground floor layout;
- Upward extension to create a first floor; and
- Addition of a pergola in rear garden

4.2 At the ground floor, the proposal will amount to an ensuite bedroom, a utility, an open plane kitchen, living, and dining room, as well as an entertainment room, boot room, garage, study, plant/ AV, a downstairs toilet, and entry hall.

4.3 An upward extension to create a first floor will provide 4 bedrooms, each served by an ensembles or shower room.

4.4 The existing vehicular access and driveway will be retained, with space to accommodate three large car spaces.

4.5 The existing boundary hedgerow towards the front of the site is proposed to be cut back as necessary. The existing grass areas and trees will be retained.

4.6 New areas of external hard landscaping will be provided, including an outdoor pergola area directly accessible from the proposed open-plan kitchen, living and dining area.

5. POLICY ASSESSMENT

Principle of Development

- 5.1 Paragraph 1 of the National Planning Policy Framework (August 2026) ("the Framework") establishes that the Framework is a material consideration of critical importance both in plan-making and in making decisions on development proposals. This version of the Framework replaces the National Planning Policy Framework published in December 2024, which no longer governs decision-making.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan for this site comprises:
- Wokingham Borough Core Strategy (CS) (adopted January 2010)
 - Wokingham Borough Managing Development Delivery Document (adopted February 2014) (MDD)
- 5.3 The Council has produced a Local Plan Update (LPU) (2020). Whilst this has not yet been adopted, it can still be given little weight as part of this application.
- 5.4 The Borough Wide Design Guide SPD (Adopted May 2012) is a material consideration.
- 5.5 Annex A of the Framework governs the weight to be given to development plan policies from 17 August 2026. It provides that development plan policies, or parts of those policies, which are materially inconsistent with the national decision-making policies in the Framework should be given very limited weight. The only exception is where the policies have been examined and adopted, or made, against this Framework. It further provides that other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the Framework.

National Guidance

- 5.6 The National Planning Policy Framework (August 2026) ("the Framework") is a material consideration of critical importance in the determination of this application. The national decision-making policies it contains are to be read alongside the policies of the development plan.
- 5.7 The purpose of the planning system is to contribute to the achievement of sustainable development by managing the use and development of land in the long-term public interest. Achieving sustainable development means the planning system has three overarching objectives, being economic, social and environmental. These objectives are interdependent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each. They are to be delivered through the preparation and implementation of plans and the application of the Framework's policies, and are not criteria against which every development proposal is to be judged. Plans and decisions should nevertheless play an active role in guiding development towards sustainable solutions, taking local circumstances into account so as to reflect the character, needs and opportunities of each area.
- 5.8 Decisions on development proposals apply a presumption in favour of sustainable development. **Policy S3** provides that proposals according with both an up-to-date development plan and the national decision-making policies in the Framework should be approved without delay. Where a proposal is located within a settlement, **Policy S4** applies; outside a settlement, **Policy S5** applies.
- 5.9 **Policy CC01** - Presumption in Favour of Sustainable Development of the MDD states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
- 5.10 The site lies within Pinewood, an established settlement in Crowthorne. As such, **Policy S4(1)** applies, which states 'Development proposals within settlements should be approved unless the benefits of doing so would be

substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework’.

- 5.11 None of the criterion within **S4(2)** apply to the proposed development, the proposal should be assessed against **Policy S4(1)**.
- 5.12 The site is located within the Modest Development Location of Crowthorne in line with the Local Plan Update 2020 and as such is acceptable subject to its compliance with Core Strategy Principles.
- 5.13 **Policy CP9** identifies the location the Modest Development Location with access to some facilities and services and good public transport services to major development locations or centres in neighbouring areas.
- 5.14 Whereby the site is located within the Modest Development Location of Crowthorne, the principle of residential extensions and alterations is acceptable subject to their being no adverse impacts upon the character of the area or the amenity of neighbouring occupants.
- 5.15 The Framework places considerable emphasis on the effective and efficient use of land. **Policy L2** provides that substantial weight should be given to the benefits of proposals which, amongst other matters, remediate despoiled, degraded, derelict, contaminated or unstable land, or make better use of vacant and underutilised land and buildings. **Policy L3** requires proposals to make efficient use of land, taking into account the identified need for different types of housing and other development, local market conditions, the availability of infrastructure and its scope for improvement, the site's connectivity, and the importance of securing well-designed, attractive and healthy places.
- 5.16 Good design remains central to national policy. **Policy DP3** requires proposals to respond to their context, being the history, character and features of the site and its setting, so that they integrate with and enhance their surroundings.
- 5.17 The Framework is express that this should not preclude innovation or change where appropriate, and especially so where an increased scale or density of development is justified in accordance with **Policies L2 and L3**. Proposals should also reflect the relevant aspects of the seven principles for

well-designed places set out at **Policy DP3(2)**, being liveability, climate, nature, movement, built form, public space and identity, as appropriate to the nature of the development and its location.

- 5.18 **Policy DP3(3)** directs that substantial weight should be given to compliance with relevant development plan policies when assessing design quality. **Policy DP3(5)** provides that substantial weight should also be given to outstanding or innovative designs which promote high levels of sustainability, or which help raise the standard of design more generally in an area, so long as they are consistent with the overall form and layout of their surroundings.

Character and Appearance of the Area

- 5.19 **Policy CP3** of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area which it is located within. It also emphasises the need for high quality design without detriment to the amenities of adjoining land uses and occupiers.
- 5.20 The Wokingham Borough Design Guide at **Paragraph 4.11** states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.
- 5.21 Dwellings along Ardwell Close comprise elongated plots with large, multi-storey, large, detached houses. Photos of the neighbouring dwellings taken from Google Street View are shown below.



Figure 1: Neighbouring dwellings on Ardwell Close



Figure 2: Neighbouring Dwellings on Ardwell Close



Figure 3: Neighbouring Dwellings on Ardwell Close



Figure 4: Neighbouring Dwellings on Ardwell Close

5.22 Although the application property is presently single storey, the prevailing form of development within the street is two storeys.

- 5.23 In compliance with the above policy, the proposal retains the existing building line for consistency actually bring the property more in line with existing design vernacular.
- 5.24 The proposed addition of a first floor would bring the application property into closer alignment with the prevailing two-storey character of Ardwell Close. Its increased height would therefore not introduce an anomalous form of development or an unfamiliar building scale into the street scene.
- 5.25 The proposed alterations to the dwelling would remain appropriately proportioned in relation to the width and depth of its plot. Sufficient space would be retained around the building to preserve the detached and spacious separation of the site and the wider street.
- 5.26 The proposed first floor has been designed as an integrated part of the dwelling rather than as an outstanding addition. Its roof form, window arrangement and overall proportions respond to the architectural composition of the extended building and to the wider residential character of the area.
- 5.27 The replacement garage would occupy broadly the same part of the site as the existing garage. Its siting, height and design would ensure that it remains visually subordinate to the principal dwelling and would not compete with the main building when viewed from the street.
- 5.28 The proposed materials, including grey slate roof tiles, brickwork, off-white/ grey pigment render and powder coated dark grey aluminium doors and windows have been carefully selected to ensure they complement and continue the existing material palette of the house.
- 5.29 As showcased in the above photographs, there is currently a mix of materials along Ardwell Drive and so the proposed extensions will add further variety to the streetscene and be of high quality.
- 5.30 Taken as a whole, the proposal represents a proportionate evolution of the existing dwelling. Its two-storey form reflects the predominant scale of neighbouring development, while the retained building line, spacious plot, separation from adjoining dwellings and complementary architectural

treatment ensure that it remains sympathetic to the character of the street scene.

- 5.31 The proposal would therefore preserve the character and appearance of Ardwell Close and accord with **Policy CP3** of the Core Strategy and the design principles contained in the Wokingham Borough Design Guide.

Residential Amenity (Future Occupants)

- 5.32 **Policy P3** of the NPPF requires development to require healthy living conditions for future occupiers including adequate access to light and protection from unacceptable noise, air pollution and artificial light. Policy DP3 further requires development to create well-designed, healthy and liveable places.
- 5.33 The proposal would materially enhance the living conditions of the dwelling's occupants. The revised open-plan kitchen, living and dining area would provide a spacious principal living environment with direct access to the rear garden and pergola, while the retained garden would provide adequate private outdoor amenity space.
- 5.34 In addition, the proposal has been carefully designed to ensure full compliance with the national technical housing standards – nationally described space standards, ensuring a high standard of accommodation for future occupants.
- 5.35 The proposed rear extension seeks to secure ample natural lighting thanks to the provision of glass doors facing the rear garden. Similarly, the proposed first floor is strategically designed to incorporate large windows in each bedroom to further maximise natural light.

Residential Amenity (Neighbouring Dwellings)

- 5.36 The proposal has been carefully designed to safeguard the residential amenities of adjoining occupiers, with particular regard to privacy, outlook, daylight, and the potential for an overbearing impact.
- 5.37 Although the proposal introduces accommodation at first-floor level, the upper-storey element would be concentrated principally within the central

part of the dwelling. It would not extend across the full footprint of the extended ground floor. This arrangement retains a frame of single-storey structure around the extended taller central form and maintains appropriate separation between the first-floor accommodation and the boundaries shared with neighbouring properties.

- 5.38 The first floor would be set away from the outer edges of the ground-floor footprint, thereby limiting its prominence and avoiding an unacceptably overbearing or enclosing effect upon neighbouring dwellings and their private gardens.
- 5.39 The position and orientation of the proposed first-floor windows have also been carefully considered. No windows would directly oppose windows serving neighbouring dwellings. The proposal would therefore avoid harmful direct overlooking and would maintain an appropriate degree of privacy for both existing and future occupiers.
- 5.40 The established boundary hedges will be retained and maintained as part of the application, enabling the vegetation to continue to provide a degree of separation and supplementary screening between the application site and adjoining properties.
- 5.41 The proposed use remains residential and would not generate a materially different level or type of activity from that ordinarily associated with a family dwelling. The development would therefore not give rise to unacceptable noise, disturbance or other amenity impacts upon neighbouring occupiers.
- 5.42 Overall, the proposal would maintain appropriate separation, avoid harmful overlooking and preserve daylight and sunlight for adjoining occupiers. It would not appear dominant or overbearing and would consequently safeguard the residential amenities of neighbouring properties.

Drainage and SuDS

- 5.43 The site lies within Flood Zone 1 and is under 1 hectare in area, at the lowest risk of flooding. As such, a Flood Risk Assessment is not required.

Trees and Landscaping

- 5.44 **Policy N3** of the Framework highlights the benefits of trees for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment.
- 5.45 **Policy CC03** of the MDD seeks to protect existing hedges, trees and other landscaping features.
- 5.46 An Arboricultural Site Survey prepared by Moon Geospatial Ltd, dated July 2026 has been submitted in support of the application. The survey records and assesses the trees and hedges within the site.
- 5.47 No trees, hedges or other material landscape features are proposed to be removed as part of the development. The layout has been designed to retain the existing arboricultural features and to minimise potential effects upon their roots and canopies.
- 5.48 The boundary hedges are proposed to be trimmed to accommodate the proposed extension. The hedges will otherwise be retained and maintained, enabling them to continue providing visual screening between the application site and neighbouring properties and contributing to the landscaped character of the area.
- 5.49 Accordingly, the proposal would retain the site's important trees and hedges, preserve its landscaped character and avoid unacceptable arboricultural effects. It therefore accords with **Policy N3** of the Framework and **Policy CC03** of the Managing Development Delivery Local Plan.

Ecology and Biodiversity

- 5.50 **Policy N2** of the Framework requires development to contribute positively to the natural environment and support nature's recovery. Proposals should conserve and enhance habitats, landscape character, trees, hedgerows and ecological networks; minimise adverse effects on biodiversity; and integrate appropriate landscaping and green infrastructure. Biodiversity net gain beyond the statutory requirement should only be required where supported by an up-to-date site-specific development plan policy.
- 5.51 The proposal is submitted alongside a Preliminary Ecological Survey carried out by Urban Tree Experts. The summary of findings is outlined below.

- 5.52 The site visit was carried out on Tuesday 7 July 2026 commencing at 12 noon, during daylight hours. An internal and external inspection of the property took place to look for signs of bats.
- 5.53 The preliminary ecological appraisal consists of a desk top study prior to the survey to review existing information about the site and its surroundings and to inform the design of subsequent bat surveys, if required. The desk top study was conducted based upon a minimum 2km search radius and it revealed six statutory designated sites are located within, and three current European Protected Species Licences (EPSLs) for bats have been granted within 2km of the proposed development site. The immediate area surrounding the site has a low level of habitat suitable for roosting, commuting and foraging bats, due to the dense nature of the urban environment however, via the back garden, there is direct ecological connectivity to the wider landscape that provides a variety of features suitable for commuting, roosting and foraging bats.
- 5.54 The DBW comprised a detailed search of the interior and exterior of the building for bats, signs of bats and features suitable for use by roosting bats. This includes droppings, scratch marks, rubbing and staining at exit holes, live or dead bats and other features such as missing tiles, this list is not exhaustive.
- 5.55 The buildings suitability to support roosting bats was assessed and no potential roost features were identified on the property during the preliminary inspection. When the site data is combined along with the data from the desk top study this results in the property being characterised as having negligible potential¹ to support roosting bats.
- 5.56 In line with best practice guidelines, no further survey effort is required.
- 5.57 The proposal constitutes householder development comprising alterations and extensions to an existing dwelling within its residential curtilage. It is therefore exempt from the statutory biodiversity gain condition pursuant to the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Transport and Parking

- 5.58 The proposal presents no changes to the existing access or parking arrangements on site.
- 5.59 The dwelling benefits from a large driveway area for parking of three cars, according with the requirements of the Wokingham Borough Council Parking Standards.

Community Infrastructure Levy

- 5.60 The relevant CIL forms will be submitted alongside this application.

6. CONCLUSION

- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would contribute positively to the social, economic and environmental objectives of sustainable development.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

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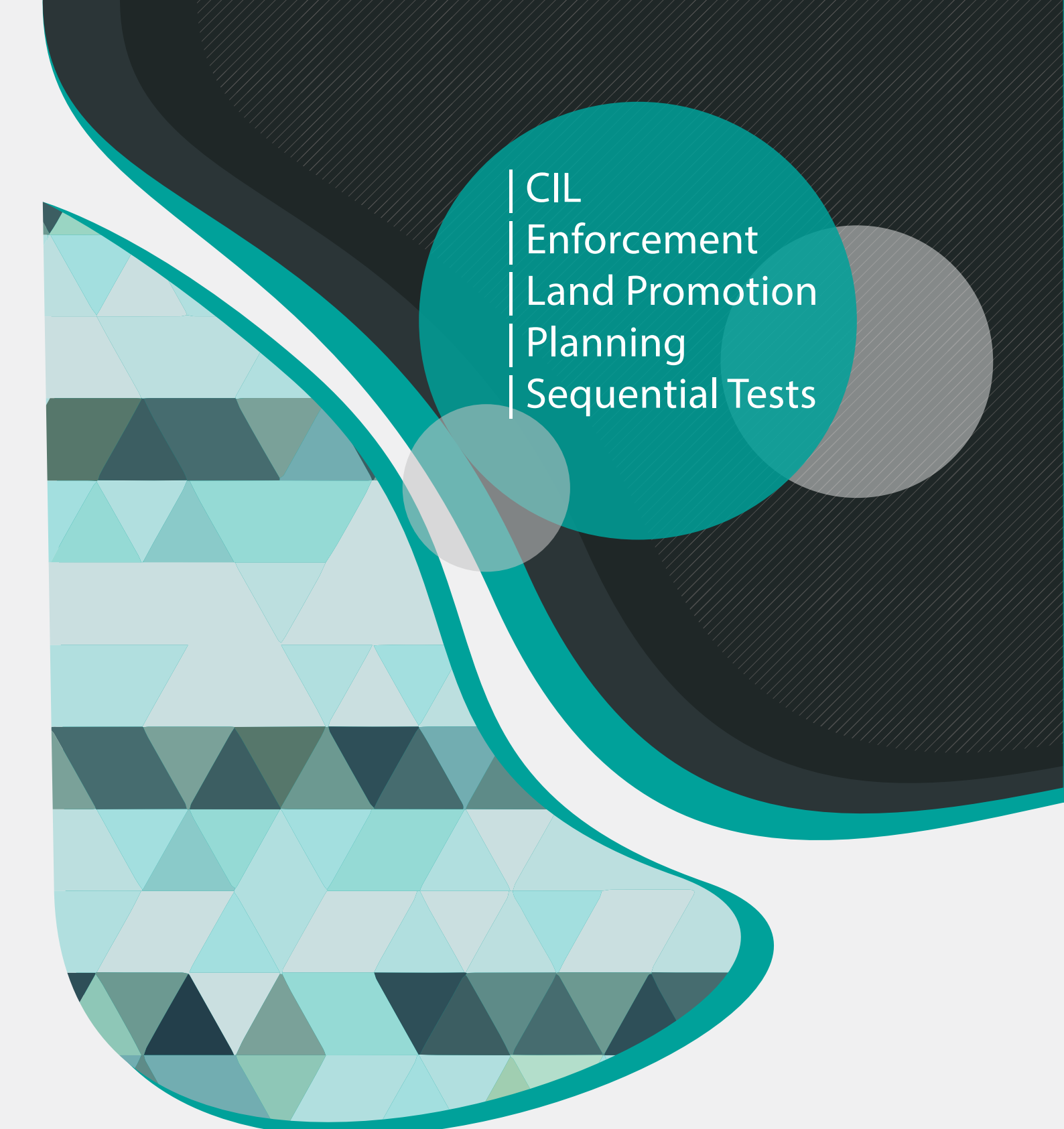
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