



THE PROPERTY DESIGN STUDIO

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Wokingham Borough Council
Development Control
Civic Offices,
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1106/A3/NP
27th July 2026

Dear Sir/Madam,

**SUBJECT: HOUSEHOLDER PLANNING APPLICATION - PROPOSED EXTENSIONS AND ALTERATIONS TO
109 WESTERN AVENUE, WOODLEY**

Please find enclosed a Householder Planning Application for proposed extensions and alterations to 109 Western Avenue, Woodley, Reading.

The submission comprises the following documents:

- This covering letter
- 1106/100 – Existing Plans and Elevations
- 1106/101 – Proposed Plans and Elevations
- 1106/102 – Existing and Proposed Site Plans
- 1106/103 – Location Plan
- 1106/104 – Existing Block Plan
- 1106/105 – Proposed Block Plan
- CIL Form 1 (submitted for validation purposes)
- Flood Map extract confirming Flood Zone 1
- Application Forms

The proposals include a two-storey side extension constructed largely on the footprint of the existing garage, together with single-storey front and rear extensions. All new extensions—both single-storey and two-storey—will be constructed in matching red/brown multi-stock brickwork, with roof tiles selected to complement the existing dwelling, ensuring a coherent and sympathetic appearance. The existing attached garages are to be separated to provide a new side access to No. 109. The two-storey element incorporates a lower ridge height, maintaining a subservient relationship to the host property.

The development does not increase the number of bedrooms; the property will remain a four-bedroom dwelling. The design is modest and subordinate, with materials selected to match or complement the existing palette and maintain a coherent appearance.

New patio and paving areas will be constructed using permeable surfacing. Surface-water management is improved through the installation of a water butt and two small infiltration features, with final sizing confirmed at Building Control stage. The scheme will not increase runoff and will remain fully self-contained, with no connection to the public surface-water sewer.

The property benefits from ample on-plot parking, with space for four vehicles, exceeding Wokingham Borough Council's adopted parking standards for a four-bedroom dwelling.

The proposals incorporate proportionate biodiversity enhancements appropriate for a householder development. As shown on the submitted site plan, pollinator-friendly planting is proposed within the enhanced bedding area, including species such as Salvia 'Caradonna' and Geum 'Totally Tangerine', providing seasonal nectar sources for insects. In addition, insect boxes and an RSPB-type bird box are included on the rear elevation, supporting small-scale habitat provision. Although the rear boundary is open, hedgehog access gaps will be incorporated into the two side-rear fences to maintain permeability for wildlife. No important trees or habitats are affected, and the majority of the works comprise replacement of the existing flat-roof garage and hallway, which have negligible ecological value. These measures collectively deliver a modest but meaningful biodiversity gain consistent with NPPF guidance for minor residential development.

Although a CIL Form 1 is included for validation purposes, the net additional floorspace is below 100m², and therefore the development is not CIL-liable.

A Flood Map extract confirms that the site lies within **Flood Zone 1**, and the proposals do not increase flood risk on or off the site.

Should a site visit be required, please liaise directly with the applicant to arrange access, as noted on the application forms.

We trust the enclosed information is sufficient for validation and assessment. Should you require any further details, please do not hesitate to contact us.

We look forward to hearing from you in due course.

Yours faithfully



NICK PITCHER
Director

CC Mr P Malone