

Planning Statement

179 Loddon Bridge Road

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ARCHITECTURE

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Address **179 Loddon Bridge Road**, Woodley. RG5 4BP

Full Planning Application for Replacement Dwelling

This application seeks full planning permission for the demolition of an existing two-bedroom bungalow and the construction of a replacement four-bedroom dwelling at 179 Loddon Bridge Road, Woodley.

The existing property is a single-storey bungalow dating from the 1920s, which has fallen into an advanced state of disrepair. It is structurally unsound—currently reliant on temporary steel supports—and has been partially demolished to the rear. The condition of the building renders restoration unviable.

In 2014, planning permission was granted under application reference F/2014/1812 for substantial extensions, including front, side, and rear additions, as well as a replacement roof. That scheme would have retained only one external wall and a portion of the ground floor structure. While it was not implemented due to personal circumstances, it remains a relevant planning precedent, confirming the acceptability of significant redevelopment of the site.

This proposal maintains the scale, height, and footprint of the previously approved scheme while taking the opportunity to deliver a high-performance, future-ready home designed to current standards. The replacement dwelling provides four bedrooms, improved internal efficiency, and flexible living spaces suited to modern family needs. It also significantly enhances the building's sustainability credentials—delivering a new structure that meets or exceeds current Building Regulations, including provisions for energy efficiency, accessibility, and future adaptability (e.g. for solar and EV charging).

The site lies within a Major Development Location as defined under Wokingham Core Strategy Policy CP9 and is not subject to any designations that would preclude redevelopment. There are no known constraints relating to flooding, ecology, heritage, trees, or landscape.

The proposal is consistent with Policy CP3 in terms of respecting the character, scale, and appearance of the surrounding area, as supported by the findings of the Woodley–Earley Character Area Assessment. The proposed design references local architectural forms, materials, and massing, ensuring it integrates well with neighbouring properties and contributes positively to the streetscene.

In summary, the proposal represents a proportionate, policy-compliant and design-led redevelopment that replaces an uninhabitable dwelling with a modern, efficient, and contextually appropriate family home. Planning permission is therefore respectfully sought.

Prepared and submitted as part of a Full Planning Application

by Jamie M. Redman

April 2025