



Woolf Bond Planning

Chartered Town Planning Consultants

Our Ref: TR/7760

Email: t.rumble@woolfbond.co.uk

22 January 2025

Planning Department
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir / Madam

Land at Perimeter Road, Woodley, RG5 4TE

Full application for the proposed erection of a 2-storey dwelling with single storey entrance link walkway and associated bin/cycle storage with access from Perimeter Road.

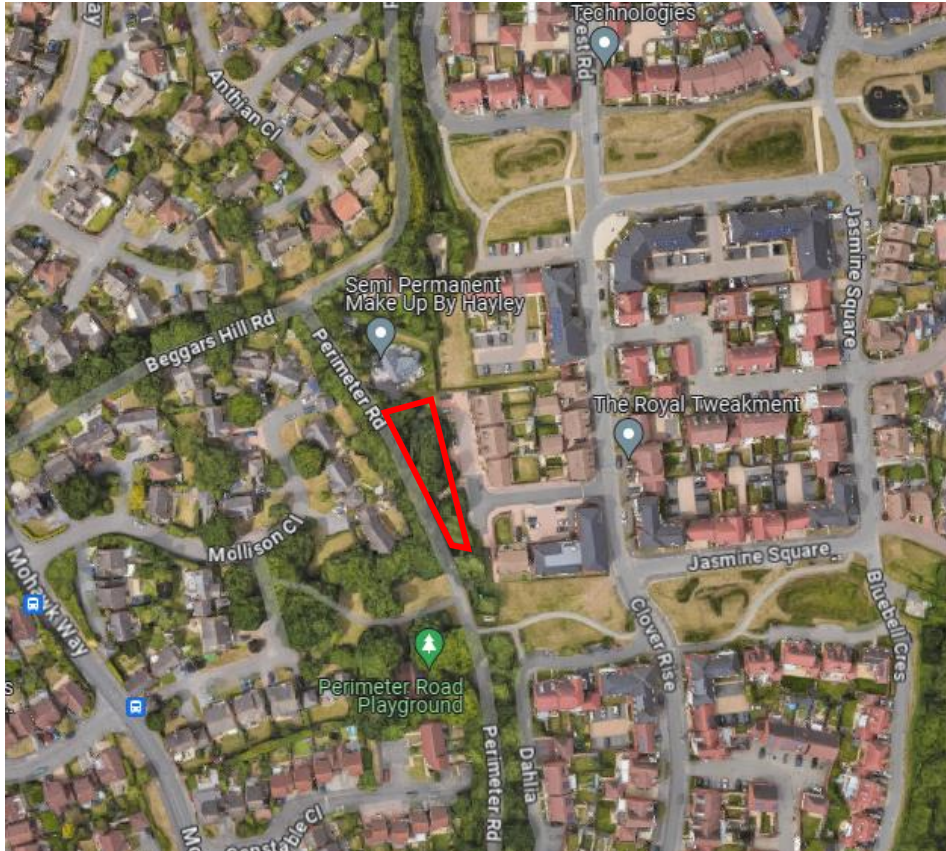
1. INTRODUCTION

- 1.1. This Planning Statement has been prepared in support of a full application for a three-bed dwelling on land at the above site. The site boundary is illustrated on the supporting Location Plan (drawing no. 01-001 Rev 6).
- 1.2. The application proposes the erection of a single three-bed dwelling on the site, together with associated parking and cycle/bin storage. The proposal will be accessed via a new access from Perimeter Road via the site's western boundary. Tree works are also proposed as detailed in the Arboricultural reports.
- 1.3. This application is accompanied by a range of drawings showing the proposal, as well as documents including a Design and Access Statement. Further supporting documents include ecology and tree reports.
- 1.4. The site was the subject of a planning application for a single dwelling that was approved in November 2024 (LPA Ref. 240758). As such, the principle of development and sustainability of the site are established and do not warrant reconsideration.
- 1.5. This proposal seeks to secure sensitive design changes, when compared to the extant consent, that will result in a more efficient use of the available land within the site.
- 1.6. Where relevant, the Officer's comments on this fallback position will be referenced throughout this statement.

2. SITE DESCRIPTION, PLANNING HISTORY & THE PROPOSAL

Site Description

- 2.1. The Site comprises a roughly triangular shaped piece of land located between Perimeter Road and Rose Grove, Woodley. The below context plan illustrates the site's location firmly within the developed area of Woodley. It is located in an area characterised by residential development and within an settlement location.



Context Plan (Source: Google Maps) NB: Site boundary is approximate

- 2.2. The application Site features boundary planting which provides screening from surrounding development.
- 2.3. To the north of the Site is Whispering Pines, a recently constructed modern two-storey dwelling granted under LPA Ref: 190748. Sitting slightly further to the north of Whispering Pines is the Grade II listed Sandford Farm Cottage.
- 2.4. The wider area, in all directions is characterised by residential development in varying forms and scales. Most notable is the completed Taylor Wimpey development (LPA Ref: F/2011/1629) that encompasses and characterises the land to the northeast, east and southeast of the application Site. As such, it is clear that the character of the area has evolved in recent times and is defined by modern suburban form.
- 2.5. By virtue of the extant permission (LPA Ref: 240758), the site is in a sustainable location.

Planning History

- 2.6. The site has been the subject of a recent planning application for the Full application for the proposed erection of a two-bed dwelling with associated bin/cycle storage and changes to landscaping. (LPA Ref: 240758). This application was approved by the LPA in November 2024. As such, it represents a material consideration of substantial weight.
- 2.7. To help in the interpretation of this scheme, where relevant, the proposed plans forming this application will be compared to those previously approved. Additionally, key comments from Council Officers when assessing the previously consented scheme will be referenced.

The Proposal

- 2.8. This application proposes the erection of a two-storey three-bedroom dwelling together with associated parking and private amenity provision.
- 2.9. The layout of the proposed dwelling has been informed by the siting of the extant consent, the existing developments forming Whispering Pines and Rose Close, alongside comments made by the case officer when assessing the previous application. A new vehicular access would be formed in the south-western corner of the Site (agreed by the Highway Authority when assessing the previous application).
- 2.10. The layout of the proposed dwelling has been designed so that separation and privacy is incorporated for existing and future residents on the site together with the residential units on adjoining land. An extract from the Proposed Site Layout Plan is provided below.



Proposed Site Layout

- 2.11. The proposed dwelling has been carefully sited so to respect the canopy cover and root protection areas of all trees on the site. In addition, care has been taken to ensure that the amenity of neighbouring properties is not prejudiced with good separation distances retained and compliance with the 45-degree rule against windows to all habitable rooms.
- 2.12. The design of the proposed dwelling has taken cues in terms of architectural detailing and materials from the Site's arboreal character and buildings surrounding the Site. A traditional

two-storey building form is proposed which reflects the character of the area. The accompanying Design & Access Statement provides further detail on the design rationale of the proposed development.

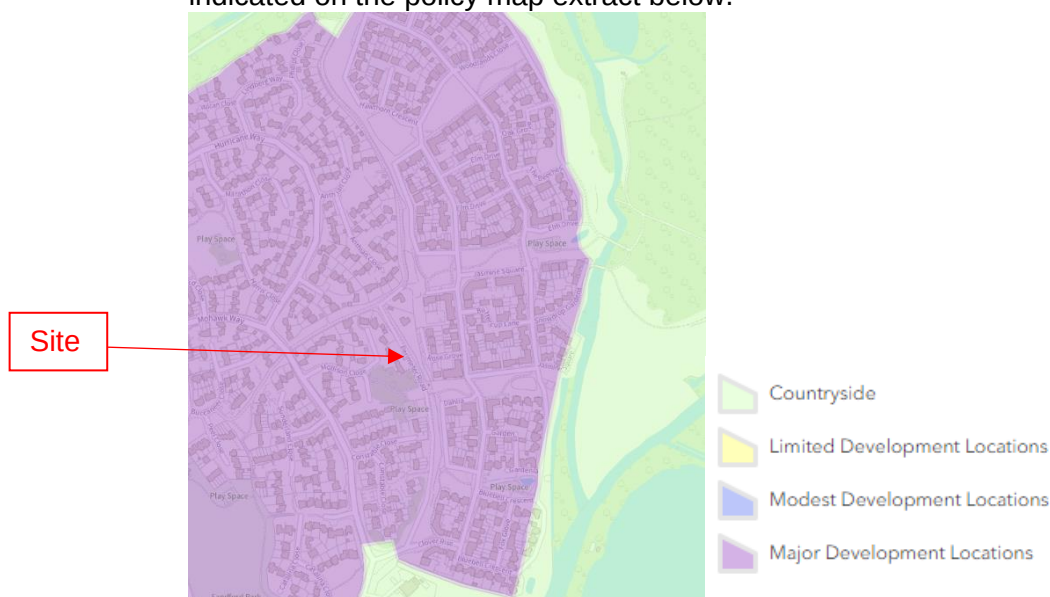
- 2.13. Parking spaces are provided at a level which is in line with the Council's published Parking Standards Calculation Document¹. The dwelling will be served by 2 no. parking spaces. Refuse and cycles will be stored within a separate unit adjacent to the proposed parking spaces. The proposed layout would allow easy collection of refuse from the site entrance.
- 2.14. The site is located within a large area category Tree Preservation Order. Accordingly, an arboricultural report has been prepared. These details the trees located on the site and those to be removed as part of the development proposals. It concludes that the arboreal landscape character of the Site will be conserved through the development proposals.
- 2.15. A summary and a response to the previous reasons for refusal is detailed in section 4.

3. PLANNING POLICY

- 3.1. The site is within the Wokingham Borough Council authority area. The current development plan comprises the Core Strategy (2010) and the Managing Development Delivery Local Plan (2014).
- 3.2. Whilst not development plan documents, a number of Supplementary Planning Documents including a Woodley Design Statement (1999), the Borough Design Guide (2012) and a Climate Change Interim Policy Position Statement (2022) are also relevant considerations.
- 3.3. Additionally, national planning policy contained in the NPPF and PPG would be considered as relevant to this application.

Local Plan: Core Strategy (2010)

- 3.4. The site is included in the defined built-up area of Woodley, a major development location, as indicated on the policy map extract below.



Policy map extract showing the site

¹ <https://www.wokingham.gov.uk/planning-policy/adopted-planning-guidance>

3.5. The policies within the Core Strategy which are considered most relevant to this application are listed below:

- CP1 – Sustainable Development
- CP3 – General Principles for Development
- CP5 – Housing Mix, Density and Affordability
- CP7 – Biodiversity
- CP9 – Scale and Location of Development Proposals
- CP17 – Housing Delivery

Managing Development Delivery Local Plan (MDDLDP) (2014)

3.6. The Policies within the MDDLDP considered most relevant to this proposal are:

- Policy CC01 – Presumption in Favour of Sustainable Development
- Policy CC02 – Development Limits
- Policy CC03 – Green Infrastructure, Trees and Landscaping
- Policy CC04 – Sustainable Design & Construction
- Policy CC07 – Parking
- Policy CC09 – Development and Flood Risk (from all sources)
- Policy TB07 – Internal Space Standards
- Policy TB23 – Biodiversity and Development
- Policy TB24 – Designated Heritage Assets

Housing Land Supply

3.7. At present the Council are unable to demonstrate a 5 year housing land supply. This was acknowledged by Council Officers when approving the previous application (LPA Ref: 240758) who said:

“To achieve sustainable development, the NPPF requires LPAs to identify a five-year supply of specific deliverable sites to meet housing needs. The latest published assessment of housing land supply in the Borough concluded a deliverable supply of 3.2 years as of 31st March 2023, rather than a five-year supply as required.”

3.8. It is pertinent to note that the purported deliverable supply of 3.2 years was calculated against the housing requirement calculated the old standard method. With the introduction of the latest version of the NPPF in December 2024, the Government introduced a revised standard method to accompany its mission of significantly boosting housing delivery. Under this new standard method, until any such a time as their emerging Local Plan is found sound by the Planning Inspectorate, Wokingham are required to meet a housing target of 1,336 dwellings per annum. This target set against the supply stated in the Council's latest published housing land supply position statement² indicates a current housing land supply position of 1.9 years³. The Council's housing land supply has therefore worsened significantly since the grant of the extant permission.

² [Wokingham Borough Council Five Year Housing Land Supply Statement at 31 March 2023](#)

³ 2545/1336 = 1.90

- 3.9. In such circumstances where a Local Planning Authority cannot demonstrate its requisite housing land supply, the presumption in favour of sustainable development at paragraph 11 d) of the NPPF is engaged (the 'tilted balance').
- 3.10. It is noted that, when assessing the previous application (LPA Ref: 240758), Council Officers considered the tilted balance is somewhat tempered by past over-delivery. However, this is not the case. Paragraph 77 of the December 2023 NPPF, which allowed consideration of previous over-delivery, has been removed and the PPG on housing land supply updated to reflect this. The tilted balance must therefore be afforded significant weight.

4. ASSESSMENT OF THE DEVELOPMENT PROPOSALS

Principle of Development

- 4.1. As previously mentioned, the application site benefits from an extant permission for the proposed erection of a two-bed dwelling with associated bin/cycle storage and changes to landscaping. As such, the principle of development is firmly established. Further, the tilted balance is very much engaged and due to the dire housing land supply position, very substantial positive weight must be attached to the benefit of providing additional housing.

Access, Parking, Cycle Storage, and Waste Storage & Collection Arrangements

- 4.2. The access, parking, cycle storage, waste storage & collection arrangements are the same as that previously approved.
- 4.3. The parking requirements, as calculated using the Council's Parking Standards Calculation Document⁴, is the same for the proposed 3-bedroom property compared to the consented 2-bedroom dwelling. As such, it is considered that the proposed arrangements are acceptable.
- 4.4. Cycle and waste storage are sited in the same place as previously proposed and can therefore be considered to be acceptable.
- 4.5. For the avoidance of doubt, the extracts below show the identical nature of the previously proposed arrangements and those proposed here.



Approved Under Application 240758



Currently Proposed (Drawing No. 03-008 Rev 6)

⁴ [Wokingham Borough Council Adopted Planning guidance Webpage \(accessed 14/01/2025\)](#)

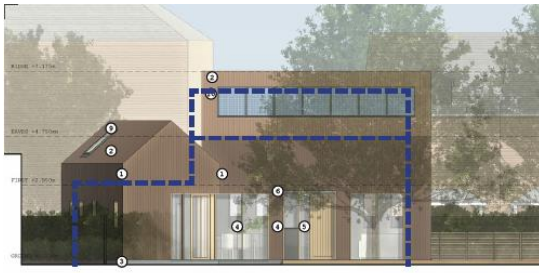
Overview of Main Dwelling

- 4.6. The main difference between the previously consented scheme and that proposed here is the scale of the main dwelling.
- 4.7. The dwelling as proposed now features a dual-pitched roof upon the link-extension aspect of the dwelling to facilitate a loft space, as well as a revised fenestration arrangement across the dwelling.
- 4.8. To facilitate the additional bedroom, the main gross internal area of the dwelling has been increased from 86sqm (as previously approved), to 115sqm. This additional floorspace has been considerably contained within a footprint of 79.1sqm, a marginal increase over the previously consented footprint of 64.2sqm. The modest change in footprint is highlighted on the below extracts from the accompanying Design & Access Statement (DAS) (consented dwelling denoted by a blue dashed line):

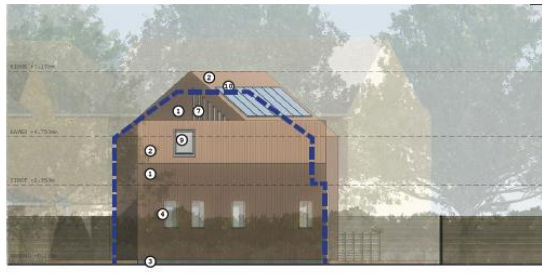


Extract From Accompanying DAS

- 4.9. Additionally, whilst the overall ridge height has been marginally increased to 7.175m, the eaves height remains as per the approved scheme (4.75m). This results in the benefit of the creation of further additional usable floor space within the dwelling without appearing visually dominant as the pitch of the roof reduces the perceived massing at this upper level.
- 4.10. The below extracts from the accompanying Design & Access Statement compare the consented scheme (denoted by a blue dashed line) with this proposal:



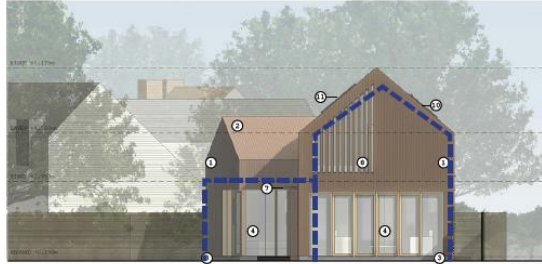
01 West Elevation



02 North Elevation



03 East Elevation



04 South Elevation

Extract from accompanying DAS

- 4.11. The street scene extracts below show that the proposed dwelling is just as capable of sitting comfortably within its setting as the previously approved scheme.



Perimeter Road Street Scene (Drawing No. 05-003 Rev 6)



Side Elevation South (Drawing No. 05-003 Rev 6)



West Elevation (Drawing No. 05-002 Rev 6)



East Elevation (Drawing No. 05-002 Rev 6)

- 4.12. In the following sections, we consider the key design alterations in more detail.

Eastern Elevation Fenestration

- 4.13. This application, when compared to the previous consented scheme, seeks to introduce a revised fenestration layout along the eastern elevation of the dwelling. These changes are highlighted on the extracts below:



Previously Approved East Elevation



Proposed East Elevation

- 4.14. It is now proposed to use 4 no. cross-level portrait windows and 3 no. rooflights to serve two bedrooms with en-suites; with an additional portrait window at upper floor level to serve a stairwell. The link-extension features a similar arrangement as previously approved with the ground floor windows serving an en-suite bathroom and the roof-level window serving a loft space/home office which overlooks a parking area to the east.
- 4.15. At its closest point, this eastern elevation will be set back approximately 1m from the boundary with Rose Grove. Additionally, this elevation will be sited approximately 13m from the nearest elevation of a property along Rose Grove.
- 4.16. The Council's Borough Design Guide⁵, in section 4.7 states:

“Across a street, the Council's minimum distance of 10m is an accepted guideline for the distance to provide sufficient privacy”

- 4.17. The eastern elevation of the proposed development and the western elevations of properties along Rose Grove are separated by the highway and parking areas that form Rose Grove. As such, the relationship between the proposal and neighbouring properties to the east is “across a street” and the separation distance of 13m is an acceptable relationship between dwellings so as to respect and retain the amenity of future and existing residents.

Addition to Link-Extension

- 4.18. The proposed link extension is larger than previously proposed but, when assessed against adopted standards in the Council's published SPDs, is acceptable in its own right.

⁵ [Wokingham Borough Council: Borough Design Guide SPD June 2012](#)

- 4.19. The link-extension element of the proposed dwelling would sit approximately 1m from the shared boundary with neighbouring property, Whispering Pines, to the north. As shown on drawing no. 05-001 Rev 6 (extract below), the link extension is comfortably within the 1 to 2 storey height range. Figure 4.25 of the Council's Borough Design Guide states that such a separation distance to a neighbouring dwelling is acceptable for a structure of this size.



Extract of Drawing No. 05-001 Rev 6

- 4.20. The proposed fenestration on this northern elevation of the link-extension is set at ground floor level meaning boundary treatments will prohibit any intervisibility between the proposed dwelling and Whispering Pines to the north. In any case, as shown on drawing no. 03-005 Rev 6, these function as secondary window(s) for each of the rooms they serve and can be conditioned to be obscure glazed if required.
- 4.21. The Council's Technical Note⁶ on how to implement the 25-degree and 45-degree rules states that both rules are only applied to the principal windows of habitable rooms. Drawing no. 03-72 Rev P1 approved under application LPA Ref: 190748 shows the fenestration on the southern elevation of Whispering Pines to, at ground floor level, be a secondary window to a dining room and, at first floor level, be the principal room to a bedroom. The Technical Note also states that the 25-degree rule only applies to ground-floor windows. As such, only the bedroom window needs to be considered against the 45-degree test.
- 4.22. When drawn from this upper floor bedroom window on Whispering Pines, the link-extension does not cross the 45-degree line when drawn westwards but crosses this line at approximately 5.2m when drawn eastwards. However, it is clear from the submitted suite of plans that the siting of the link-extension allows unobstructed light to enter this window from due south. Further, this part of the proposal is at a lower height than the main part of the dwelling and its roof form slopes away from Whispering Pines further mitigating any possible impact upon the dwelling. The relationship is also not a direct one but offset at an angle by virtue of the proposed dwelling not lying due south of the Whispering Pines dwelling. It is considered that the proposed link-extension will not result in a material loss of light to or any undue overbearing impact upon the neighbouring Whispering Pines. The proposal is also consistent with NPPF paragraph 130 that requires Local Authorities to make efficient use of land and apply a flexible approach in employing policies or guidance relating to daylight and sunlight guidance where they would otherwise inhibit making an efficient use of a site.
- 4.23. The submitted street scene plans (drawing no. 05-003 Rev 6) shows that this element of the proposed dwelling is clearly subservient to the main structure and neighbouring properties.

⁶ [Wokingham Borough Council: Technical note to provide further guidance on how the 25-degree and 45-degree tests are applied](#)

Private Amenity

- 4.24. The proposed dwelling is a 3-bedroom, 6-person home. For a dwelling of this size, nationally described space standards require a minimum gross internal floor area of 102m² + 2.5m² of internal storage space. The Council's Borough Design Guide requires a minimum combined floor area of living, dining and kitchen space of 31sqm and a minimum gross internal area of 87sqm for a dwelling of this size.
- 4.25. Submitted drawing no. 03-009 Rev 6 shows that the proposed dwelling provides a gross internal area of 110.7sqm with the living, dining and kitchen spaces collectively measuring 31.7sqm.
- 4.26. It is clear that, when assessed against both national and local guidance, the proposed dwelling offers a suitable internal living environment for its future occupants.
- 4.27. With regard to outdoor amenity, the Borough Design Guide indicates that a useable garden space should measure approximately 11m in length. The Design Guide defines useable space as:
- Roughly rectangular in shape
 - Receive direct sunlight for some of the day
 - be capable of accommodating activities such as sitting, play, clothes drying and outside storage space, which will require a level area within the garden; and
 - provide a secure external access to the rear garden for cycle storage.
- 4.28. Submitted drawing no. 90-005 Rev 6 shows the proposed dwelling benefitting from a rear garden area of 26.6sqm (including a patio area for sitting), as well as two further areas of habitable garden space totalling a further 106.7sqm. Whilst the arrangement of this garden space is in an irregular manner, it is considered that sufficient usable external amenity space is provided.
- 4.29. Such an irregular arrangement was considered acceptable when assessing the previously consented scheme (LPA Ref: 240758) with Council officers concluding:
- “the current revised scheme comprises a private amenity space located to the rear of the proposed dwelling, which would have an irregular shape of approximately 30.8sqm. This is considered adequate for a dwelling of the size proposed, and it would be likely to receive direct sunlight at certain times of the day so that the garden would not be completely overshadowed by the existing trees.”**
- 4.30. Matters of cycle storage have already been addressed (see page 7 of this statement).
- 4.31. Overall, it is considered that the proposed dwelling can offer a suitable living environment for all future occupants.

Arboricultural Impacts

- 4.32. As shown on drawing no. 90-003 Rev 6, the proposed dwelling will marginally encroach upon the root protection area (RPA) of oak tree T5.

- 4.33. The acceptability of this marginal encroachment into the RPA is detailed within the accompanying arboricultural impact assessment. The level of encroachment is so modest so as to mean that subject to appropriate tree protection, no undue harm will occur to tree T5.

Biodiversity

- 4.34. As shown on drawing no. 90-001 Rev 6 much of the site is to be curated as meadowland. Additionally, an ecology area is to be formed at the southern tip of the site with a new wildlife corridor created along the site's eastern boundary.
- 4.35. The supporting ecological reports and biodiversity net gain assessment detail how the proposal has considered its ecological constraints and incorporate a 10% net-gain in biodiversity.

Summary

- 4.36. The above discussion confirms that the proposed scheme is submitted in accordance with all relevant Core Strategy and Managing Development Delivery Local Plan policies and is development plan compliant. It also positively contributes towards pressing and defined housing needs at a time where the Council cannot demonstrate a housing land supply. The clear conclusion is that the scheme can be found to be compliant with the development plan. However and conversely, even if the Council were to take a different view, it is relevant the tilted balance is engaged and any conceivable disbenefits of the scheme would not come even close to substantially or demonstrably outweigh the scheme's benefits. Further, updated paragraph 11 (d) of the NPPF is clear that the decision maker has to have particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes. The scheme is in a sustainable location and makes efficient use of land. It secures well designed places and is not required to provide affordable housing (as it is below the threshold). It therefore complies in particular with the considerations directed by NPPF paragraph 11 (d). The scheme's compliance with the tilted balance is therefore even stronger than when considered in approving the extant permission. The scheme can therefore be approved on either basis.

5. CONCLUSION

- 5.1. The proposed development for a single dwelling is a highly appropriate form of development in this location within a defined settlement boundary. It comprises a development that responds to the site's constraints and opportunities, informed by the detailed technical reports submitted in support of the application.
- 5.2. The scheme will contribute a dwelling to the Borough's housing land supply and as a windfall location, such schemes are already envisaged as an integral part of the authority's housing land supply. It will consequently help the Council in meeting its identified housing need amidst a currently identified substantial housing land supply shortfall. Delivery on site could commence soon after planning permission is granted, as there are no wider infrastructure requirements needed ahead of construction of the proposed dwelling and the site is controlled by a reputable firm.
- 5.3. The scheme represents a well-designed high-quality proposal in a sustainable location. There is policy support, both in the NPPF and the Development Plan for development which is in keeping with the character, appearance, scale, and form of existing development in an area. Further, it is located in a sustainable location and responds to the site's immediate context.

5.4. National planning policy supports sustainable forms of development pursuant to para. 8 of the NPPF for the following reasons:

- Economic benefits: the construction of a new house will create jobs in the construction industry, contribute to the Council's housing land supply, first time spend on fixtures, fittings and furnishings, additional residents to support local shops, and potentially accommodate additional working age people.
- Social benefits: additional residents to partake in the community and support local clubs and leisure services, a new family home to contribute to the housing need in the area and allow expanding households to remain in the area, in a sustainable location such that local facilities can be accessed on foot, further adding to the social fabric of the area.
- Environmental benefits: enhancement through landscape planting on the site, ecological enhancement, and an energy efficient scheme.

5.5. As has been set out in this Planning Statement, accompanying Design and Access Statement, and supporting plans and documents, the proposed development has taken into consideration all relevant matters in terms of design, layout, access, parking, residential amenities, ecology, amenity space and trees. The proposals have been demonstrated to accord with the relevant development plan policies, and as such can be supported by the Council and can be approved without delay.
