



50 Bradmore Way, Early, Reading. RG6 4DS

Planning Design & Access Statement

Householder Planning Application for the erection of a first floor side extension & related alterations and conversion of existing detached garage to ancillary accommodation (gym).





Introduction

50 Bradmore Way is located on the corner the cul de sac and comprises a face brick and tile two storey detached family home with a detached single storey garage to the front & side (east).

It is located centrally within a generous sized plot and at lies to an angle to the road, with frontage driveway parking and mainly lawned rear garden. There is a part TPO'd tree belt to the north between the plot and Rusher Way. Similar detached family homes exist to the south east and west.

The plots characteristics and adjoining tree belt render the house very well screened from neighbouring properties and public realm views. It lies within the built-up settlement boundary and is not statutorily or locally listed and does not lie within a conservation area. Nearby buildings are not designated heritage assets.

Neighbouring properties have similar architectural features, but the use of different external material creates a more varied street scene. The majority of surrounding dwellings benefit from traditional features including private driveways, front lawns and garages. There are various bushes, small trees and grass patches scattered around the estate complementing the aesthetic look of the street scene

Planning History

Proposed First Floor Rear Extension To Dwelling Conversion Of Garage To Playroom Erection Of Detached garage. Ref No.: 991600 Decision Date: 22/06/1999: Approve

Proposed single storey rear extension to dwelling to form conservatory App. No.: 012359 Decision Date: 10/12/2001 Decision: Approve

Regulation 14(2) notification for works to protected tree(s) TPO - 134/1978, Area 14. Ash Remove the two remaining stems from the multi-stemmed tree as significant decay at base. Dead/Dangerous - 5 Day Notice App. No. 223525 & 223342. Decision 23/11/2022

Background

The property's present owners wish to improve the property to make it suitable as their 'forever' / 'lifetime' home.

The family are committed to the upgrading of the existing accommodation in its existing 'optimum viable use' as a single-family residence in order to give the property a secure and sustainable long-term future.

The wish is to invest in the property to provide improvements and maintain its flexibility of use in a manner that can offer the property the security it requires to give it sustainable long-term future.

It is the applicant's intention to occupy the property as their family's principal residence and the proposed works as outlined below reflect the need to address identified issues and shortcomings with the current arrangement and to embrace the opportunity to add sympathetic features and additions within the main house to preserve and enhance the character of the property whilst bringing it more in to line with modern day expectations for such a home.

These works will create a fully updated and much improved residence, which pays proper regard to the buildings original design, and it's architecture, and materials, respecting the wider setting and the consequent contribution it makes to the character of the area in which it sits.

The resultant home will enjoy a new en-suite bathroom to create a master bedroom suite and to utilise the existing detached garage for ancillary habitable accommodation (home gym). Adequate driveway car parking provision is retained.

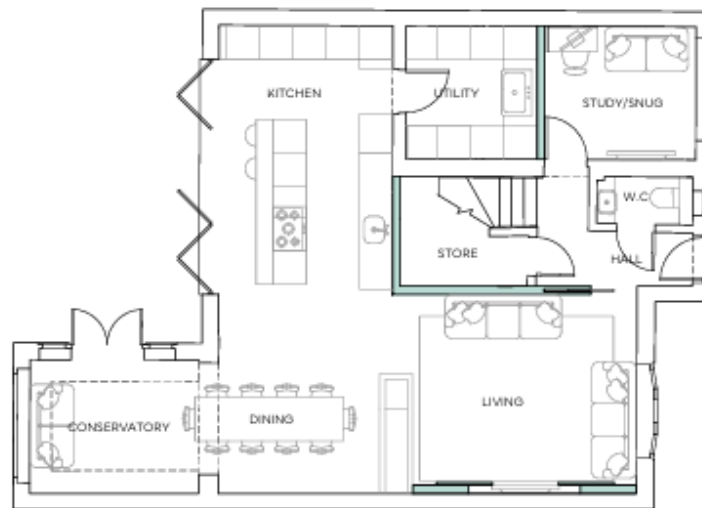
Access to the home is maintained as existing as are all current boundaries and important landscape features.

This statement covers an assessment of local character and design of the property and nearby built form, the prevailing planning policy context for the proposal and an analysis of other relevant, environmental and sustainability considerations.

It has been prepared with regard to the format recommended within CABE's document "Design & Access Statements", the Government's National Planning Policy Framework and related guidance.

The Proposal;

The proposal is to add ground floor partitions internally and implement associated alterations as shown in the drawing extract below (not to scale – new work shaded blue) to provide for a store / snug / home office.



At first floor the extension provides for a new family bathroom and amended bedroom arrangement.



Outside the existing garage is to be converted to ancillary habitable accommodation comprising a home gym and off white render is proposed to be added as a first floor only finish with timber detailing to match the garage and tie the two buildings together.

The proposed front and side elevations are illustrated below (not to scale);



Other works will be provided in matching materials and fenestration. The proposed changes will not be readily visible from any public realm viewpoints.

The works will provide for a better connection to the homes gardens and will provide more flexible and functional internal spaces suited to modern day living expectations. Parking will remain provided on the frontage

No site trees are required to be removed as part of the proposals (see accompanying arboricultural survey and assessment) and all other mature boundary landscape features will be retained as existing to maintain existing established natural screening.

Planning Policy & Guidance;

The proposals have been prepared following an assessment of prevailing Development Plan and National planning policy guidance as contained within the following documents;

Planning policies.

National Planning Policy Framework (NPPF) 2024

- 2. Achieving sustainable development
- 4. Decision-making
- 12. Achieving well-designed places

Core Strategy (CS)

- CP1 – Sustainable Development
- CP3 – General Principles for Development
- CP9 – Scale and Location of Development Proposals

MDD Local Plan (MDD)

- CC01 – Presumption in Favour of Sustainable Development
- CC02 – Development Limits
- CC07 – Parking

Other

Borough Design Guide Supplementary Planning Document



Planning Considerations:

The main planning considerations in this case are:

- the impact on the scale and character of the existing dwelling and surrounding area
- the impact on neighbouring amenity
- highways/parking considerations
- Climate change and sustainability

Principle Of Development / Planning Assessment:

It is important for the new development proposals to comply with planning policy requirements which seek to control new development and ensure that the scale, design and materials of new building is sympathetic to the character and appearance of the area and views to and from it.

The new addition and related alterations are not considered to be 'disproportionate' in size, but remain commensurate with the overall plot size and configuration of the existing dwelling which remains comparable to the characteristics of similar properties within close proximity.

In this case therefore the proposed changes were developed following a detailed consideration of its site and its context and have been designed to avoid negative impacts to the appearance or setting of the property and/or wider area and to ensure the protection of the reasonable residential amenities of adjoining occupiers.

The Government's NPPF 2024 attaches great importance to the design of the built environment. Good design being a key aspect of sustainable development which should contribute positively to making places better for people.

It emphasises the importance to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings and provides for a presumption in favour of sustainable development.

Accordingly, the NPPF makes it clear that for decision taking (on applications for planning permission) this means:

- approving development proposals that accord with the development plan without delay;

The presumption is therefore that planning permission should be granted unless there are good reasons in an up- to-date plan to resist such.

Of key importance here also is guidance at Paragraph 138 which states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposal is not in conflict with any of these overarching national planning policy objectives but is consistent with these aims and objectives by delivering new quality through improved and visually attractive architecture and enhanced functionality, sympathetic to the sites verdant setting.

The proposals would involve the re-use of the existing garage to accommodate ancillary residential use.

It should be noted that the property does retain its permitted development rights.

It is considered that the scale of the extension is in keeping with the size of the existing property and surrounding buildings. The design of the extension would not detract from the character of either the existing property or the surrounding residential area.

The proposed materials of matching brick, render and tile are complementary to the existing house.

The form and design of the proposed additions would be of complimentary style but respectful of the proportions setting and materials of the host property and would be commensurate with the size and configuration of its attendant plot.

Overall, it is considered that the proposal would be acceptable in terms of form, mass, scale and design, as well as use of materials, and would not result in harm to the character of the host dwelling and the appearance of surrounding area.

The proposal would therefore accord with National and Local Development Plan Policies and residential extensions guidance.

Accordingly, it is considered that the proposed development would comply with Policies CP3 – General Principles for Development, CP9 – Scale and Location of Development Proposals, MDD Local Plan CC01 – Presumption in Favour of Sustainable Development, The NPPF and the Borough Design Guide SPD.

Impact on neighbouring amenity;

Planning policy seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development.

Policy of the Local Plan requires that extensions (and alterations) should not have an unacceptable impact on the amenities enjoyed by the occupants of adjacent buildings in terms of privacy and access to sunlight and daylight and requires that development proposals should avoid having an unacceptable impact on the living environment of existing residential properties in terms of privacy, visual dominance, artificial lighting, noise and odours.

The NPPF requires the protection of the amenities of existing and future occupants.

The neighbouring properties either side of the application site are situated well away from the location of the proposed addition. Separation distances to the boundary between the proposed extension and side boundaries are maintained and it is considered that the size and siting of the extensions would not cause a detrimental loss of light or privacy over either neighbouring property and would not appear an overbearing feature.

Similarly, it will not cause any loss of daylight or sunlight to these existing neighbours.

Overall therefore, the proposed development would comply with, the NPPF and the Design Guide SPD, with relation to the impact on neighbouring dwellings amenity.

Highway/parking considerations

There is an existing vehicular access to the site from the cul de sac which would remain unchanged.

There will also still remain ample space for parking and turning within the existing driveway. No new bedrooms are created by the subject proposals so no additional parking provision is required.

The property would remain a single-family dwelling and the proposal would not have a materially greater impact on parking provision or highway safety.

It is considered that highways safety would not be adversely affected in compliance with policy.

Other Matters

Biodiversity

The application property does not fall within a designated SPA, SAC, SNCI or SSSI or within 200m of a water body. The Wokingham planning policies map confirms the location as not falling within an area where bat surveys are required.

As a householder application it is exempt from Biodiversity net Gain requirements

Trees

See attached arboricultural survey and impact assessment.

Sustainability

Materials used for the extension will be primarily selected to best complement the existing dwelling. That said the new work will also seek to exceed the standard of thermal and energy efficiency performance presently required by building regulations.

Appropriately environmentally friendly insulation will be used and opportunities for thermally efficient glazing and solar gain will be utilised wherever possible.

This will maximise thermal performance, air tightness and energy usage and the new rooms will incorporate energy efficient appliances. Water consumption will be minimised by fitting dual flush toilets and aerating taps to any new rooms and water for toilets.

Demolished materials would be minimised and mineral waste would be sent for reuse and recycling where possible.

The design of the proposal would maximise the intake of natural light and reduce the need for mechanical heating and artificial lighting.

Accordingly, it is considered that the applicant has demonstrated sustainable design and construction practice would be incorporated in the proposal

Other planning benefits

The proposed extension would provide benefits of both an environmental, social and economic nature.

From a social perspective, this would be through the creation of improvement of the flexibility of use of this particular housing stock.

From an economic perspective, the construction of the extension and alterations would provide employment opportunities for local tradespeople.

From an environmental perspective the proposals enhances the visual appearance and sustainability of the existing home.



Conclusion

The context of the application site and the surrounding area has been carefully considered and fully taken into account by the architects in designing the application proposals.

The Government's NPPF states that planning should always seek to secure high quality design and avoid conflict between the character and appearance of an area and the identifiable need to improve the appearance and functionality of the existing property.

This guidance, which looks for planning decisions to address the connections between people and places and the integration of new development into the natural, built and historic environment, also seeks to ensure that sustainable development is permitted where proposals respond to local character and history, (are visually attractive as a result of good architecture) and reflect the identity of local surroundings and materials.

The works proposed can be said to represent a positive enhancement given the benefits of the works in terms of offering the property a more flexible secure, sustainable and energy efficient future as a family home.

This particular proposal presents an interesting and noteworthy contemporary uplift of an existing family residence. The design introduces positive enhancements both to the appearance of the property and the way it functions and meets future expectations.

It can be concluded that these changes give rise to a re-configured dwelling that can offer a much improved and 'fit-for-purpose' internal arrangement resulting in a more comfortable and functional family home commensurate with its plot size, configuration and standing within its associated curtilage and immediate local environment.

There will be no materially negative impact upon biodiversity, trees or important landscape features and the existing access and adequate parking facilities are also maintained.

The proposals therefore reflect Government guidance which seeks to ensure that sustainable development is permitted where proposals respond to local character and history, (are visually attractive as a result of good architecture) and reflect the identity of local surroundings and materials.

In the light of the above, it is considered that the proposals would accord with policies and guidance contained within the National Planning Policy Framework 2024 and Adopted Local Plan Policies.

For all of these reasons the proposed development should be supported by the Local Planning Authority.

Bastion Planning

July 2025