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Appendices

Appendix 1: Officer report (ref: 190259)

1. Introduction

1.1 This statement is produced to support a planning application for the demolition of existing bungalow, erection of a 3-bedroom replacement dwelling, retention of stable block with associated landscaping and parking area at The Paddocks & The Bungalow, Lodge Road, Whistley Green, Hurst, RG10 0EG.

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 and other material considerations. 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 Anne Owen Architects and Ecology Works.

- 260828 – 00A Location Plan
- 260814 – 01 Existing Plans
- 260814 – 02 Existing Plans
- 260814 – 03 Existing Plans
- 260814 – 04 Proposed Plans
- 260814 – 05 Proposed Elevations
- 260814 – 07 Phased Development Plan
- 260828 – 08A Block Plan
- Ecological Impact Assessment

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

2. Site Location and Description

2.1 The site comprises the plot to the rear of land known as 'The Paddocks' and 'The Bungalow'. It lies within the countryside and outside of defined settlement boundaries. It is accessed from a private road. There is an existing stables block. Lodge Road connects the two areas through a vehicular track.

2.2 There are multiple residential dwellings to the immediate north, north-east, east and south of the site.

3. Planning History

3.1 **141703 –** *Proposed erection of a replacement detached dwelling following demolition of existing dwelling, stables and boiler plant building.* (Refused – 15/05/15)

3.2 **190259 –** *Full application for the proposed erection of 1 no. detached 4-bedroom dwelling following demolition of existing dwelling, stables and boiler plant* (Granted – 11/06/19)

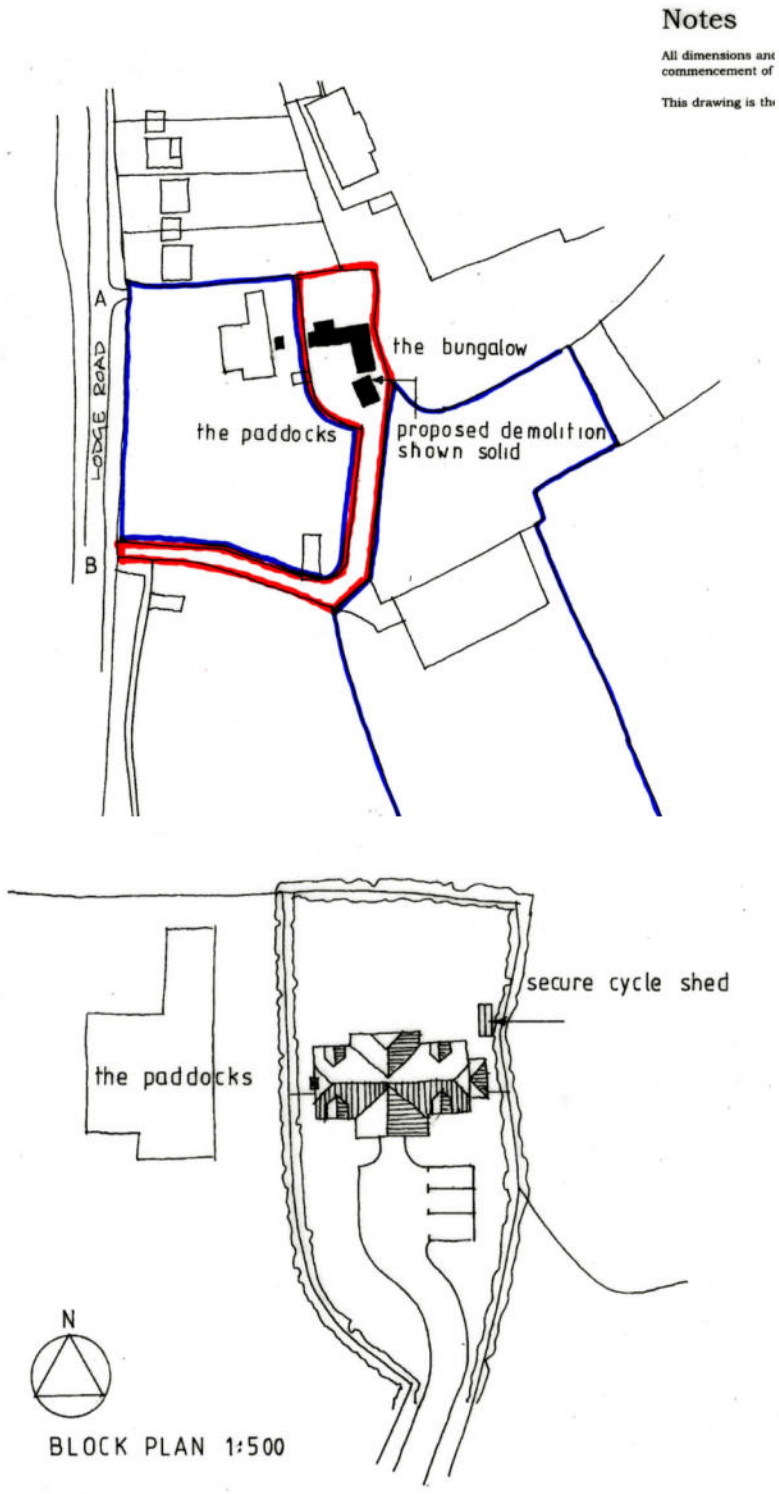

Figure 1 and 2: Site Location plan and block plan attached to approval ref: 190259

3.3 As illustrated at *Figures 1 and 2* above, an approval for a replacement 4-bedroom dwelling (ref: **190259**) at 'The Bungalow' provides extensive support for the principle of replacing the existing bungalow.

Application ref: **190259**, was assessed under the same local policy framework and the Council concluded that replacement dwelling was acceptable in principle, notwithstanding the site's location outside development limits (see Appendix 1 for Officer Report).

3.4 This establishes that the Council have historically accepted an increase over the existing bungalow where the development avoided excessive countryside encroachment and maintains a sensitive relationship with the character of the site and its surroundings. As a point of direct comparison, this proposal comprised a 4-bedroom dwelling of 226 sqm GIA, which is considerably larger than the enclosed 185.1sqm dwelling. It is acknowledged that the proposal included the demolition of the stable block, however, this is mitigated by the significantly lesser GIA and the evidenced reasons for minimising interference with the identified Bat Roost in the stable block.

3.5 The design and approach to existing outbuildings therefore differs and each application should be assessed on its own merits, however, the ref: **190259** decision provides a clear basis for supporting the replacement dwelling in principle.

4. Development Proposals

4.1 The National Design Guide (2019) identifies that "well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time" (para 120-121).

4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:

4.3 **Use and Amount:** The proposal comprises the demolition of the existing bungalow and its replacement with a detached three-bedroom dwelling, with a total floor area equating to 185.1 sq.m. The development retains the residential use of the site, with no increase in the number of dwellings. The existing stable building will be retained.

4.4 **Layout:** The internal layout includes an open-plan kitchen, dining and family area, with a separate living room, home office, utility room and WC. There are three bedrooms, a bathroom and an en-suite are integrated into the roof form at first-floor level. Externally, the replacement dwelling remains within the established developed plot, served by the existing access.

4.5 **Scale Height & Mass:** The single dwelling incorporates a chalet-style form, with 1.5 storeys and accommodation integrated into the pitched roof. The roof composition includes low eaves with modest gabled dormers which soften its visual presence. The central entrance gable breaks up the massing of the front elevation.

4.6 **Landscaping:** Existing boundary vegetation will be retained to maintain the enclosure and landscape character of the site. The ecological assessment anticipates only a small loss of vegetated garden, with supplementary tree planting recommended to mitigate this loss. Landscaping will be complemented by integrated bat and bird features, and any external lighting will be controlled to protect boundary habitats.

4.7 **Appearance:** The aesthetic of the dwelling constitutes a simple, rural form, which immediately reflects the surrounding environment. The

elevations use horizontal cladding and pitched roof form, coupled with projecting front gable. Its intentionally stripped back design allows the building to blend in subtly into the landscape.

4.8 **Access & Parking:** The replacement dwelling will be served by the existing driveway connecting the site to Lodge Road. Retaining this established access avoids the need for an additional highway entrance. Parking and manoeuvring provision should be clearly identified within the site layout, allowing the dwelling to be served without reliance on parking on Lodge Road.

5. Policy Assessment

5.1 **National Guidance:** The National Planning Policy Framework as amended August 2026 ('NPPF') is a relevant material consideration to the application.

5.2 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. The National Planning Policy Framework ("the Framework") identifies that development plans and decisions should play an active role in guiding development towards sustainable solutions, taking account of local circumstances, including the character, needs and opportunities of each area.

5.3 The National Design Guide builds on the above and clarifies that "well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use" (para 109).

5.4 Annex A of the Framework provides that when considering the development plan, any policies that are materially inconsistent with the national decision-making policies should be given very limited weight, unless they have been examined and adopted, or made, against the updated Framework (August 2026). To caveat, other development plan policies should not be given reduced weight simply because they were adopted before its publication.

5.5 **Principle of Development:** 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.

5.6 The Framework establishes a presumption in favour of sustainable development through **Policy S3**, which provides that proposals that are in accordance with both an up-to-date development plan and national decision-making policies, should be approved without delay. **Policy S3** identifies that **Policy S4** applies to development within settlement boundaries, and **Policy S5** to proposals outside these parameters.

5.7 The purpose of the planning system is to contribute to the achievement of sustainable development. This is to ensure that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

5.8 **Policy DM3 (1)(a)-(f)** of the NPPF states that local planning authorities should work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.

5.9 **Policy S5** provides that only certain forms of development should be approved outside settlements, and that those forms should be

approved unless the benefits of doing so would be substantially outweighed by any adverse effects.

5.10 The Framework places considerable emphasis on making 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***.

5.11 The proposal relates to the replacement of built form and therefore, falls firmly within this category and does not result in any adverse effects that would outweigh the benefits of redeveloping this site.

Development Plan

5.12 Wokingham Borough Council's Development Plan includes the following:

- Core Strategy (adopted January 2010);
- Development Plan Adopted Managing Development Delivery Local Plan (adopted February 2014), and
- Policies Map

5.13 The emerging Local Plan update was submitted for examination in February 2025 and examination hearings have now concluded. It is therefore at an advanced stage of preparation, although it does not yet form part of the adopted Development Plan. Subsequently, it carries reduced weight in the determination of planning applications.

5.14 **Policy CP11** states that proposals outside of development limits will not normally be permitted except where certain criteria are met. It is acknowledged that in the first instance, **Policy CP11** should be assessed for its substantive consistency with the August 2026

national decision-making policies, particularly **Policy S5**. To the extent that **Policy CP11** would resist a form of development which **Policy S5(1)(j)** of the NPPF expressly states should be approved; its weight is materially reduced under Annex A paragraph 2.

5.15 **Policy CP11** expressly allows for replacement dwellings in the countryside, provided they can satisfactorily address criteria to safeguard the rural environment.

5.16 Overall, the aims of **Policy CP11** are not compromised and due to the modest scale of the proposal and sensitive relationship to its rural surroundings and neighbouring development, the distinct identity of the area is not adversely affected. The approved application in 2019 for a replacement dwelling at 'The Bungalow' was assessed under **Policy CP11** and was deemed acceptable by Wokingham Borough Council.

5.17 As demonstrated by the suite of supporting plans and documentation and the modest scale, rural aesthetic and overall low intensity of the scheme, the dwelling ensures that the surrounding environment is retained and enhanced where possible. The scale of the development in proportion to the plot and has been an intentional design choice, to maximise the site's character.

5.18 It is acknowledged, that the proposal retains the existing stable block, whereby the previously approved scheme included its demolition. Its retention would preserve an established building within the developed site, in combination with a replacement dwelling. Therefore, this would not introduce additional built form or encroach into the countryside.

5.19 The removal of the stable formed part of the improvements supporting the earlier approval, however, the current replacement dwelling (185.1sqm) is significantly smaller than previous approved

(226sqm), as such, this results in a different balance of built development. As will explored in the relevant section, the retention of the stable block will greater preserve the integrity of the ecological network, through avoiding direct disturbance to the bat roost identified within the Ecological Assessment. Therefore, the retention of the stable block is acceptable in principle and co-ordinates sensitively with the delivery of the replacement dwelling on the site.s

5.20 For the reasons outlined above, the development is considered to be acceptable in principle.

5.21 **Phased Development:** As illustrated on the accompanying Phasing Plan (drawing 2620/07), the development is proposed to be split into the following phases:

- **Phase 1**: Demolition of the existing bungalow
- **Phase 2:** Groundworks within the area identified on the plan
- **Phase 3:** Construction of replacement dwelling

5.22 This presents a clear sequence for delivering the replacement dwelling, following removal of the existing building and groundworks on site.

5.23 It is requested that the phasing forms an express part of the planning permission, with the description of development identifying the proposal as a phased development and drawing 2620/07 secured through condition alongside the approved plans and finally, a specific phasing condition requiring the development to proceed in accordance with the identified phases.

5.24 The phasing of development will accommodate a more flexible approach for the applicant, permitting them to proceed with Phases 1 & 2 and selling the plot forward for Phase 3 to a prospective self-

builder. The phased nature of this scheme would not materially impact any of the relevant planning elements or prejudice the delivery of the scheme. Subject to securing the phasing plan through condition, this approach is considered acceptable in principle.

5.25 **Sustainable Development:** **Policy TR3** of the NPPF identifies that transport principles are guided through *"the vision for the site, the type of development and its location".* The requirement for a sustainable location capable of offering a genuine choice of modes is specifically framed around proposals *"which could generate a significant amount of movement".*

5.26 Plainly speaking, a single dwelling generates a much lower scale of movement than a strategic housing development. Further to this, **Policy TR3** states that in rural areas, opportunities to improve walking, cycling and public transport should be taken *"where they exist and can be supported by the development proposed."*

5.27 The assessment of sustainability is necessarily contextual and proportionate. **Policy TR3(1)** clearly requires that account should be taken of the vision for the site, the type of development proposed and its location.

5.28 As such, **Policy TR3** does not require every development to achieve a shared standard level of accessibility or to replicate the transport choices available within a large urban centre.

5.29 The enclosed scheme is for a replacement dwelling and would generate only a minimal number of additional journeys. The traffic generated by one dwelling would be unlikely to have a significant effect upon the wider highway network in terms of capacity or congestion.

5.30 **Policy TR3(1)(e)** also recognises the particular circumstances of rural areas. It requires opportunities to improve walking, wheeling, cycling and public transport connectivity to be taken where those opportunities exist and can be supported by the development proposed.

5.31 This wording explicitly recognises that the *availability* of sustainable transport infrastructure will differ between rural and urban locations and that the measures reasonably expected must reflect the nature and scale of the development.

5.32 The site is still located in a relatively sustainable location and benefits from being within walking distance of four bus stops:

- Elephant and Castle (5-minute walk)
- Wards Cross (7-minute walk)
- Sawpit Road (11-minute walk)

5.33 Regarding education, there are two primary schools in the vicinity, including Hurst Primary School and St Nicholas Church of England Primary School. It is further recognised that the assessment should take account of the scale of the development, the overarching context of the site and the comparatively limited opportunities to maximise sustainable transport in a more rural location.

5.34 The site is well related to bus services and future occupants would not necessarily be wholly reliant upon private vehicles and would have a **genuine choice**.

5.35 Cumulatively, the proximity of the bus stops, the available footway, connections to nearby settlements and the negligible transport effects of one new dwelling demonstrate a level of accessibility appropriate to the type, scale and rural location of the proposal.

5.36 **Impact on Landscape:** The Landscape Character Assessment provided by Wokingham Borough Council identifies that the application site lies in Character Area 2c (Hurst River Terrace).

5.37 The core characteristics are stated to be distinctive settlement patterns and openness of the rural landscape. The SPD explicitly acknowledges that replacement dwellings in the countryside do not need to cover the same footprint as the original building.

5.38 The previous Officer assessment (see Appendix 1) surmised that the replacement residential development could be accommodated without harm to the character and appearance of the landscape. The enclosed proposal concentrates the replacement dwelling within the established plot, with a chalet-bungalow form, low set eaves and roof accommodation softens its appearance.

5.39 Additionally, the proposed dwelling's smaller floor area compared with the 2019 approval demonstrates a more reserved form of development. The stable block is retained; however, it is highlighted that this is a staple feature of the site and its retention does not amount to encroachment into the countryside.

5.40 The retention of existing boundary vegetation, ecological enhancement and additional planting where appropriate, will allow the replacement dwelling to effectively assimilate into its surrounding. Detailed landscaping measures can be secured via condition. Overall, the siting, extent of built form and landscaping provide a robust basis for integrating the proposal without harm to the rural landscape character of the area.

5.41 **Character and Appearance of the Area:** **Policy DP3 (1)** of the NPPF, requires that development responds to its context, to allow it to integrate effectively and enhance its surroundings.

5.42 The site is surrounded by detached dwellings in spacious plots. The overall design has effectively responded to the character of the area and takes full consideration of the site-specific conditions.



Figure 3: Front Elevation for the enclosed proposal

5.43 At *Figure 3*, the dwelling incorporates a material palette that includes horizontal weatherboard that takes visual cues from the timber-clad existing bungalow and stable building at 'The Paddocks'.

5.44 The architectural composition combines a simple rectangular form with small gabled dormers, a chimney and a central glazed entrance beneath a larger gable.

5.45 On balance, the proposed scheme would respect and maintain the existing built pattern of development, which includes spacious plots

5.46 This approach is consistent with Core Strategy **Policy CP3** and the **Policy DP3** of the NPPF, which collectively seek development which relates positively to local character, is sympathetic to its surrounding built environment and assimilates effectively into the existing pattern of development.

5.47 **Residential Amenity – Internal and External Space: Policy P3** of the NPPF addresses healthy living conditions, light, pollution and effects upon neighbouring residents.

5.48 These prescriptions are echoed within Wokingham's Local Policy. As illustrated on the proposed floorplans, the bungalow accords with the internal space standards.

Table 1 - Minimum gross internal floor areas and storage (m^2)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

5.49 **Policy TB07** of the MDD and the Borough Design Guide state that adequate internal space to ensure the layout and sizes achieves an appropriate degree of internal amenity.

5.50 At 185.1 sqm, the dwelling provides amenity space for a 3-bedroom chalet-bungalow style dwelling and exceeds the minimum internal floor areas, in accordance with Nationally Described Space Standards.

5.51 **Residential Amenity – External Amenity:** Criteria R16 of the Borough Design Guide (SPD) requires a minimum depth of 11m for rear gardens and a 1m set-back from the site boundary to allow access thereto.

5.52 In accordance with the design principles of Criteria R16, this is considered a proportionate amount of external amenity space for the future occupiers.

5.53 **Residential Amenity – Overlooking, Loss of Light and Overbearing:** Due to the sufficient separation from the neighbouring development in combination with the heavily treed boundaries, the dwelling would not give rise to overlooking or loss of light. Further to this, the modest, single-storey stature and sloped topography of the site, ensures that the dwelling would not amount to an 'imposing' form of development.

5.54 The dormers windows and ground-floor openings are orientating towards the front and rear of the dwelling. There are no windows within the side gables which ensures that there are no direct sightlines created onto neighbouring dwellings.

5.55 Existing vegetation softens views which is compounded by the adequate separation distances and sensitive window positioning.

5.56 Due to the siting and orientation of the proposed replacement dwelling, there would be no overlooking or overbearing impact as a result of the development.

5.57 For the reasons outlined above, the development will safeguard the amenity of neighbouring occupiers and would be in accordance with **Policy CP3** of the Core Strategy and **Policy P3** of the NPPF (2026).

5.58 **Trees and Landscaping:** All trees are to be retained and none will be impacted by the enclosed proposals.

5.59 The assessment concludes that there will be no overbearing impacts on retained trees, the development will not generate harm to trees or woodland. Therefore, full compliance with **Policy CC03** of the MDD and **Policies N2** and **N3** of the NPPF is achieved.

5.60 **Transport and Parking:** **Policy TR6 (4)** of the NPPF indicates that development should only be refused on highways grounds, where it would have a **severe adverse impact** on the transport network, including cumulative impacts, or an **unacceptable impact** on highway safety, taking account of mitigation. Access arrangements would remain as existing and parking provision is provided in accordance with Wokingham's Parking Standards.

5.61 The existing access to the site will be retained, where adequate visibility splays can be achieved and have historically, demonstrated that they are safe and suitable for residential use.

5.62 2no. parking spaces will be retained, which is in accordance with Wokingham's local parking standards.

5.63 The replacement dwelling will generate a minimal level of vehicle movements that will have an imperceptible impact on the surrounding highway network.

5.64 Therefore, full compliance is achieved with **Policy CP6** of the Core Strategy, **Policy CC07** of the MDD and **Policies TR4** and **TR6** of the NPPF.

5.65 **Cycle Provision:** Adequate cycle storage proportionate to a 3-bedroom dwelling will be provided and be secured through condition.

5.66 **Refuse Provision:** Adequate refuse storage will be provided on site, in accordance with the existing arrangements for the residential use.

5.67 **Drainage and SuDS:** For clarity, the site lies within Flood Zone 1 and is at very low risk of fluvial and surface water flooding, with a negligible risk of groundwater flooding.

5.68 The proposal is therefore complaint with **Policies CC09** and **CC10** of the MDD and **Policies F7** and **F8** of the NPPF.

5.69 **Sustainability and Energy:** **Policies CC2** and **CC3** of the NPPF (2026) requires proposals to contribute to climate mitigation, adaptation and net zero through layout, massing, landscaping and materials. The proposal is considered to comply with sustainability objectives in this respect.

5.70 **Ecology:** An Ecological Assessment provided by Ecology Works been prepared to identify habitats and protected/notable species associated with the site, in addition to the potential effects of the development.

5.71 For context, the site is described a predominantly common garden land and developed habitats, the assessment anticipates no significant effects on designated sites or nearby priority habitat.

5.72 The bungalow is considered unlikely to support a bat roost following previous surveys in 2015, 2019 and 2026. The stable is identified as a confirmed bat roost and in any case, is to be retained, further to this, the site has potential for nesting birds an transient hedgehogs.

5.73 Recommended proportionate avoidance, mitigation and enhancement measures are incorporated within the Ecological Assessment. Roof works will be scheduled outside of the main bird nesting season, covering excavations or providing escape ramps, sensitive arrangements for external lighting orientated away from boundary habitats. Finally, the planting of a small tree and the integration of a bat roost feature and sparrow terrace into the replacement dwelling.

5.74 In summary, the assessment concludes that no further survey work is deemed necessary. Overall, the Ecological Assessment effectively demonstrates that the proposal has been designed to retain the site's principal ecological features and uphold the integrity of the

surrounding biodiversity network. This includes an appropriate mitigation strategy.

5.75 Subject to the mitigation, sensitive lighting scheme, habitat-retention and enhancement measures identified in the Ecological Assessment, the proposal complies with **Policy N2** and avoids significant biodiversity harm in accordance with **Policy N2(2)** of the NPPF (2026).

5.76 With regards to Biodiversity Net Gain, the proposal falls within the 'small-sites' exemption that was first introduced in August 2026.

5.77 As substantiated within the Ecological Assessment, the site extends to approximately 0.14 hectares and thus, falls below the 0.2-hectare threshold for the statutory Biodiversity Net Gain exemption which applies to planning applications submitted from 6th August 2026. I

5.78 It is acknowledged that priority lowland mixed deciduous woodland is present around the site boundaries, however, as corroborated by the Ecological Assessment this habitat will be retained **in full** and that the proposal would not decrease its biodiversity value through habitat loss, fragmentation or degradation.

5.79 For the reasons outlined above, no such *impact* to priority habitat is anticipated and the proposal remains exempt from the mandatory Biodiversity Net Gain condition. Notwithstanding that exemption, native tree planting, habitat management and other ecological enhancements are proposed to secure biodiversity benefits appropriate to the scale and character of the development.

5.80 **Affordable Housing:** **Policy CP5** of the Core Strategy, MDD **Policy TB05** and the Affordable Housing SPD regarding seeking affordable housing contributions**.**

5.81 This policy states that for an application site exceeding 0.16 hectares, which lies outside a defined development location, the Council considers that the proposal falls within the local policy threshold for a 40% housing contribution.

5.82 The application site extends to approximately 0.14 hectares, therefore, the site is below the 0.16 hectare site-area threshold and as such, the local requirement for an affordable housing contribution is not engaged.

5.83 **Community Infrastructure Levy:** The development is CIL liable, and the relevant forms have been submitted with this application. As established, the enclosed submission comprises a phased development.

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 an appropriate windfall site to the Borough's housing supply, without adverse effect on the character of the area or the amenity of neighbouring residents.

6.3 **Policy CP11** reiterates that proposals outside of development limits will be considered positively where they respect the surrounding landscape. It confirms that replacement dwellings are stated exception to development in the countryside. The proposal for a replacement dwelling and retention of stable building, which comprises appropriate development within the countryside, in

accordance with **Policy S5** and **Policy CP11** of the Core Strategy. In conjunction with the approval for a larger, 4-bedroom replacement dwelling in 2019 under the relevant local policy framework, the principle of development is firmly established.

6.4 No unacceptable harms arising from the development have been identified regarding character, amenity, landscape impact, highway safety, drainage or trees/ecology. Thus, to consider the overall planning balance, the benefits of the proposal are not substantially outweighed by any adverse effects. This is supported by the Ecological Assessment accompanying this application.

6.5 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 and as per the approach embedded in the NPPF, planning permission should accordingly be granted without delay.

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