



Planning, Design & Access Statement

Full application for the proposed subdivision of the site and erection of 1 no detached dwelling with associated access, parking and amenity space following demolition of the existing detached garage and rear conservatory at no 8 Culver Lane, plus installation of hardstanding and creation of a new front access and dropped kerb for the existing dwelling onto Culver Lane.

01/2026 Rev A

8, Culver Lane
Earley
Reading
RG6 1DS

Floor Plans Express
8, Spring walk
Wargrave
RG10 8DX
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Planning Statement

1. Introduction

This Planning Statement has been prepared in support of the planning application for a one bedroomed single storey detached bungalow with front and rear dormers built within the curtilage of No 8, Culver Lane, Earley, RG6 1DS with associated parking for two vehicles to the front, a new crossover/drop kerb onto Anderson Avenue. Also proposed is a new crossover/drop kerb onto and serving No8, Culver Lane.

2. This proposal is for the use of the owners Son and his bride to be in 2026.

The dwelling shall be a brick construction and clay roof tiles, similar materials and colour to those of the adjacent property.

3. The parking proposal for 5No vehicles in total (three at the Front of No8, Culver Lane and two at the rear off Anderson Avenue serving the proposed.

The purpose of this statement is to describe the nature of the proposed development, assess its compliance with relevant national and local planning policies, and consider any relevant site history.

3. Site Description and Planning History

The application site is located at the rear of No 8, Culver Lane, Earley, RG6 1DS, within the administrative area of Wokingham Borough Council. The site comprises of the current bungalow (to be retained) The current conservatory is to be removed to allow sufficient amenity space.

Relevant planning history includes:

Site Address:	8 Culver Lane Earley Wokingham RG6 1DS
Description:	Full application for the proposed erection of a 1-bedroom detached dwelling associated access, parking and bin storage plus new crossover, dropped kerb, garage and conservatory to No 8, Culver Lane and new crossover onto Culver Lane
Application Status:	Determination Made
Date Valid:	10 July 2025
Decision:	Refused
Decision Date:	04 September 2025
Appeal:	N
Applicant Name & Address:	Mr Usman Ulhaq 8 Culver Lane Earley Wokingham RG6 1DS
Agent Name & Address:	Mr Mark Seagrove 8 Spring Walk Wargrave Reading RG10 8DX
Agent Phone No:	07957580355
Ward:	Maiden Erlegh & Whitegates
Parish:	Earley
Date Received:	04 July 2025
Committee Date:	
Site Visit Date:	30 July 2025
Advert Date:	
Advert Expiry Date:	
Consultation Period Begins:	10 July 2025

Consultation Period Ends: 31 July 2025
Expiry Date: 04 September 2025

Planning Portal Reference: PP-14151033

Planning Application Number: 212288
iLAP Number: None
Site Address: 8 Culver Lane Earley Wokingham RG6 1DS
Description: Full application for the proposed erection of 1no. 4-bedroom dwelling and detached garage, following demolition of existing dwelling and garage, plus new vehicular access.
Date Received: 04 July 2021
Date Valid: 14 July 2021
Decision Type: Approve
Application Status: Determination Made
Applicant Name & Address: Mr Usman Ulhaq
8 Culver Lane Earley RG6 1DS
Agent Name & Address: Mr Mark Seagrove
8 Spring Walk Wargrave Reading RG10 8DX
Agent Phone No: 07957580355
Decision Date: 08 September 2021
Ward: Bulmershe and Whitegates
Parish: Earley
Consultation Period Begins: 15 July 2021
Consultation Period Ends: 05 August 2021

App. No.: [150016](#) **Site Address:** 8 Culver Lane Earley RG6 1DS

Description: Householder Application for proposed raising and changing of roof form to provide additional habitable

accommodation with front and rear dormer extensions.
Erection of single storey outbuilding & provision of 2 x car parking spaces. Demolition of existing outbuilding.

Received Date:	16/06/2015 01:00:00	Date Valid:	25/06/2015
iLap Ref No.:	None	Decision Date:	18/09/2015
		Decision:	Approve

App. No.:	080906	Site Address:	8 Culver Lane Earley Reading RG6 1DS
Description:	Proposed raising of roof with dormer extensions to create first floor living accommodation plus erection of two storey side/side extension to dwelling.		
Received Date:	19/09/2008 01:00:00	Date Valid:	19/09/2008
iLap Ref No.:	F/2008/2096	Decision Date:	13/11/2008
		Decision:	Refused

App. No.:	081712	Site Address:	8 Culver Lane Earley Reading RG6 1DS
Description:	Proposed creation of first floor to provide additional living accommodation, plus raising of roof.		
Received Date:	07/05/2008 01:00:00	Date Valid:	07/05/2008
iLap Ref No.:	F/2008/1033	Decision Date:	01/07/2008
		Decision:	Refused

3. Proposed Development

The proposal seeks planning permission for a one bedroomed single storey detached bungalow with front and rear dormers built within the curtilage of No 8, Culver Lane, Earley, RG6 1DS with associated parking for two vehicles to the front, a new

crossover/drop kerb onto Anderson Avenue. Also proposed is a new crossover/drop kerb onto and serving No8, Culver Lane.

Materials will match the existing dwelling, ensuring visual continuity and minimal impact on the character of the area.

4. Policy Context

1. Plan-led Approach & Presumption in Favour of Sustainable Development

- The council's **Core Strategy** (2010) and **Managing Development Delivery** (2014) form the adopted development plan that guides decision-making
 - All planning decisions must follow the NPPF's "presumption in favour of sustainable development," unless local plan policies indicate otherwise
 - The emerging **Local Plan Update 2023–2040** is in examination to ensure compliance with the transitional provisions of the December 2023 NPPF.
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2. Tests of Soundness (NPPF Paragraph 35)

The Regulation 19 consultation emphasised the following key criteria for the new Local Plan

- **Positively prepared:** Meets objectively assessed needs and has agreements to accommodate unmet needs sustainably.
 - **Justified:** Based on proportionate evidence and carefully evaluated alternatives.
 - **Effective:** Has a workable delivery plan and includes co-operative working across borders.
 - **Consistent with national policy:** Aligns fully with NPPF provisions to support sustainable development.
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3. Housing Delivery & Design Quality

According to NPPF policy and echoed in Wokingham's strategy:

- Local plans must meet housing needs, support affordable housing, and promote housing mix (paras 63–64)

- The Council’s draft updates aim to increase affordable housing from 35% to 40% on major schemes and apply high environmental standards, including net-zero carbon targets
 - Emphasis on well-designed, beautiful, and high-density places (paras 128–130, 135–136)
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4. Infrastructure, Green Spaces & Climate Measures

The draft plan focuses on:

- Directing large-scale development to strategic sites (e.g., Loddon Garden Village) in sustainable locations supported by infrastructure, green corridors, schools, and roads
 - Designating over 100 Local Green Spaces and 13 “valued landscapes” for environmental protection.
 - Imposing zero-carbon requirements for new developments or mandating measurable carbon reductions
 - Encouraging active travel (walking, cycling) to reduce traffic and improve air quality .
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5. Other Key NPPF Themes

While specifics aren’t always spelled out in local documents, Wokingham aligns with NPPF chapters on:

- **Sustainable transport** and connectivity (paras 104, 110, 114–117)
- **Flood risk and climate adaptation** (paras 162, 165–175)
- **Protecting environment and heritage** (Chapters 15–16)

These national objectives provide the framework for local supplementary guidance such as the **Sustainable Design SPD**, **Infrastructure SPD**, and **Affordable Housing SPD**

National Planning Policy Framework (NPPF)

The proposal accords with the NPPF’s presumption in favour of sustainable development. It contributes to enhancing the existing housing stock and respects local character (Paragraphs 124–130).

Local Policies

The proposal complies with the following policies from the Councils core strategy

- **Design and Amenity:** The development is of a scale and design appropriate to the existing building and surrounding area.
- **Residential Extensions:** The extension does not result in unacceptable harm to the amenity of neighbours, complies with size guidelines, and maintains sufficient outdoor space.

5. Design and Impact

The proposed extension is designed to respect the character and appearance of the host dwelling and surrounding area. It is subordinate in scale and uses matching materials. No windows are proposed on the side elevations, ensuring no loss of privacy to adjoining properties.

6. Conclusion

The proposed development is modest in scale, consistent with national and local policy, and will not adversely impact the amenity of neighbouring properties or the character of the area. The development represents a sustainable and appropriate enhancement to the residential property.

We respectfully request that the application be approved.



Current view from the conservatory of No 8, Culver Lane



Current view from the conservatory of No 8, Culver Lane



Current view from Anderson Avenue.



Current view from Culver Lane.



Current view from Culver Lane/Anderson Avenue



Current view From Anderson Avenue