



TOWN & COUNTRY PLANNING ACT 1990 (As Amended), Section 78 and Schedule 6

Appeal Statement

APPELLANT: Mr & Mrs K & S Pauling

APPEAL SITE: 52 Poundfield Way, Twyford, RG10 0XR

APPEAL PROPOSAL: Householder application for part two storey, part single storey side and rear extension.

LPA REFERENCE: 251962

27th of January 2026

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1. Background to the Appeal

1.1 This appeal statement is concerned with the refusal of a planning application submitted to Wokingham BC under reference 251962 and should be read in connection with the drawings submitted within this application. The application sought permission for the proposed part two storey, part single storey side and rear extension at 52 Poundfield Way, Twyford, Wokingham, RG10 0XR. The planning application was refused due to following reason below in para 1.2 (paragraphs numbered for the ease of the reference).

1.2 251962 – refusal reasons:

1. *The proposed two-storey side extension, by virtue of its height, length, and proximity to the shared boundary with No. 50 Poundfield Way, would result in an overbearing impact and an unacceptable sense of enclosure to the neighbouring rear garden and patio area. This would materially harm the living conditions of the occupiers, contrary to Section 12 of the National Planning Policy Framework (2024), Policies CP1 and CP3 of the Core Strategy, and the guidance contained within Section 4 of the Borough Design Guide SPD.*
2. *The proposed two-storey side extension, by virtue of its height, length, and proximity to the shared boundary with No. 50 Poundfield Way, would result in a significant reduction in daylight and sunlight to the rear conservatory and main habitable room, as well as to the south-east facing rear garden. The development would also increase overshadowing to key amenity areas, materially harming the living conditions of the occupiers. No technical daylight/sunlight or overshadowing assessment has been submitted to demonstrate otherwise. The proposal is therefore contrary to Section 12 of the National Planning Policy Framework (2024), Policies CP1 and CP3 of the Core Strategy, and guidance in Section 4 of the Borough Design Guide SPD.*

1.3 There is no dispute with the LPA over the acceptability of the following matters:

- The principle of extension of the building is acceptable, as per the Officer's Report;



- The proposed development is considered also acceptable with regards to:
 - Streetscene impact;
 - Neighbour's privacy impact;
 - Noise impact;
 - Highways/Parking impact;
 - Remained rear amenity space;
 - Trees;
 - Ecology.

1.4 In response to the reasons for refusal in conjunction with the Officer's Report, we consider the main issues to be:

- Overbearing upon no 50. Poundfield Way;
- Overshadowing upon no 50. Poundfield Way.

2. Site Location and Description

2.1 The application site is a detached dwelling with side detached garage, covered with traditional red/yellow brick, red/brown roof tiles, dark fenestration. The site and the surrounding area includes following various design features:

- Diverse separation distances between buildings;
- Diverse ground floor levels due to sloping ground;
- Various plot sizes;
- mix of detached and semi-detached houses with front parking area;
- fenestration and architectural details;
- roof forms of main buildings (angle, design, ridge/eaves height);
- scale/footprint/volume;
- relatively modest soft landscaping;
- close distance from the highway.

2.2 The above-mentioned features of the appeal site and the neighbourhood are presented on below photographs.











3. Relevant Planning History

3.1 Relevant planning history below:

Application No.	Description	Decision & Date
180943	Householder application for the proposed erection of single storey side/rear extension following the demolition of the existing garage.	Approved, 22/05/2018
173479	Pre-application advice for the demolition of garage and erection of ground floor rear extension with ground and first floor side extension.	Replied, 10/01/2018
171879	Householder application for proposed erection of single storey rear extension plus two storey side extension following demolition of existing garage.	Refused, 23/08/2017

4. Legislation

- 4.1 Section 55(1) of the Town and Country Planning Act 1990 (as amended) defines development as: *“development,” means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.*

5. Planning Policy

NPPF

- 5.1 Decision-making in favour of sustainable development is strengthened and its significant weight is confirmed in paragraph 38, which states that *“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental*



conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible”.

5.2 Paragraph 131 of the NPPF states that the *“creation of high quality buildings and places is fundamental to what the planning and development process should achieve”* and that *“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.

5.3 Furthermore, NPPF paragraph 133 emphasizes an important role of the design codes and guides, which should *“provide a framework for creating distinctive places, with a consistent and high quality standard of design”* and that *“their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified”*.

5.4 Paragraph 135 of the NPPF comprises a list, in terms of what decisions should ensure with regards to proposed developments, inter alia:

- *“function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *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);*
- *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;*
- *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*
- *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 users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.*



Wokingham BC Core Strategy

- 5.5 The application property is located within the settlement limits of Wokingham Borough in Twyford, therefore it stands in accordance with Core Strategy Policy CP9 ‘Scale and location of development proposals’, which states that *“Development proposals within development limits will be acceptable in: 1) The major development locations of Earley, Green Park, Shinfield (North of M4), Twyford, Winnersh, Wokingham and Woodley”*. The proposed development would also comply with the MDD Local Plan CC02 Policy ‘Development Limits’. Also, by virtue of its typically residential character, Core Strategy includes a clear assumption in favour of such redevelopment from private amenity space use, as described in this statement.

Accessibility

- 5.6 Wokingham BC Adopted Core Strategy include two policies that include the accessibility aspect.
- 5.7 Policy CP1 relate to sustainable development and states that development will be granted to schemes that *“Provide attractive, functional, accessible, safe, secure and adaptable schemes”*.
- 5.8 Policy CP6 relates directly to diversification of travel modes and emphasises the importance of sustainable transport, stating that planning permission will be granted for development that *“Provide for sustainable forms of transport to allow choice”* and which is *“located where there are or will be at the time of development choices in the mode of transport available and which minimise the distance people need to travel”*.

Design Quality

- 5.9 The overall design quality aspect is included in Core Strategy, MDD Local Plan and the Borough Design Guide.
- 5.10 Core Strategy Policy CP1 ‘Sustainable development’ emphasises importance of maintaining or enhancing the high quality of environment and it states that proposals should *“Provide attractive, functional, accessible, safe, secure and adaptable schemes”*.



- 5.11 Another relevant Core Strategy Policy is CP3, which highlights ‘General Principles of Development’ contains features, which are necessary in order to grant a planning permission, inter alia:
- a) *Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;*
 - b) *Provide a functional, accessible, safe, secure and adaptable scheme;*
 - c) *Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses;*
 - d) *Maintain or enhance the ability of the site to support fauna and flora including protected species;*
 - e) *Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;*
 - f) *Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping.*
- 5.12 In addition, CP3 continues and encourages in paragraph 4.19 to ensure through the Borough Design Guide, that proposed developments is of *“a high standard of design that can integrate with the character of the area is also important to achieving sustainable development in the borough”*.
- 5.13 Borough Design Guide SPD of Wokingham Borough Council includes numerous references to design principles in chapter 4 – ‘Residential’, which included more detailed guidance in terms of desirable quality of the submitted schemes. Paragraph 4.2 of the BDG SPD includes all relevant aspects, which are taken into account when assessing the proposals in terms of their character and context. It states that *“Residential development should be designed to contribute positively towards the historic or underlying character and quality of the local area”*. It also contains a list of the different elements and the degree of consistency or variety, which create the character of a place, inter alia:



- *“the network and hierarchy of movement, creating streets;*
- *the layout of development blocks and plots;*
- *the arrangement and form of buildings, including the building line and gaps between buildings;*
- *open spaces;*
- *the architectural design of buildings;*
- *the hard and soft landscape design of plots, boundaries, streets and spaces, parking areas;*
- *the details, decorative elements, materials and planting”.*

5.14 Paragraph 4.7 (Privacy, visual impact and amenity) of the Design Guide states in R16 that: *“Buildings must be designed to provide reasonable levels of visual privacy to habitable rooms.”* Then it continues that recommended separation distance to maintain privacy and limit sense of enclosure for flank to rear type is 12.0m, but it highlights that *“Schemes in more urban settings or with a more intimate character will often require a tighter, more compact layout.”*

5.15 R18 in para 4.7 also emphasises that *“Dwellings must be designed to provide appropriate levels of daylight and sunlight to new and existing properties.”* Then it includes that *“New housing should be designed to:*

- *provide a reasonable outlook for each dwelling;*
- *be dual aspect where possible;*
- *avoid north facing, single aspect flats; and*
- *to have no material impact on levels of daylight in the habitable rooms of adjoining properties.”*

6. Assessment

6.1 This appeal statement will demonstrate that the proposed development is in compliance to relevant, abovementioned paragraphs of the NPPF, Wokingham BC Local Plan Policies and the Borough Design Guide.



- 6.2 The proposal is to erect a part two storey, part single storey side and rear extension to the application property. The application was refused by the Council, as the Decision Notice includes 2x reasons for refusal, which will be expanded in the below paragraphs.
- 6.3 In section 6 of this Appeal Statement it is demonstrated that the proposed development would meet requirements of the relevant policies of the Local Plan and the NPPF.

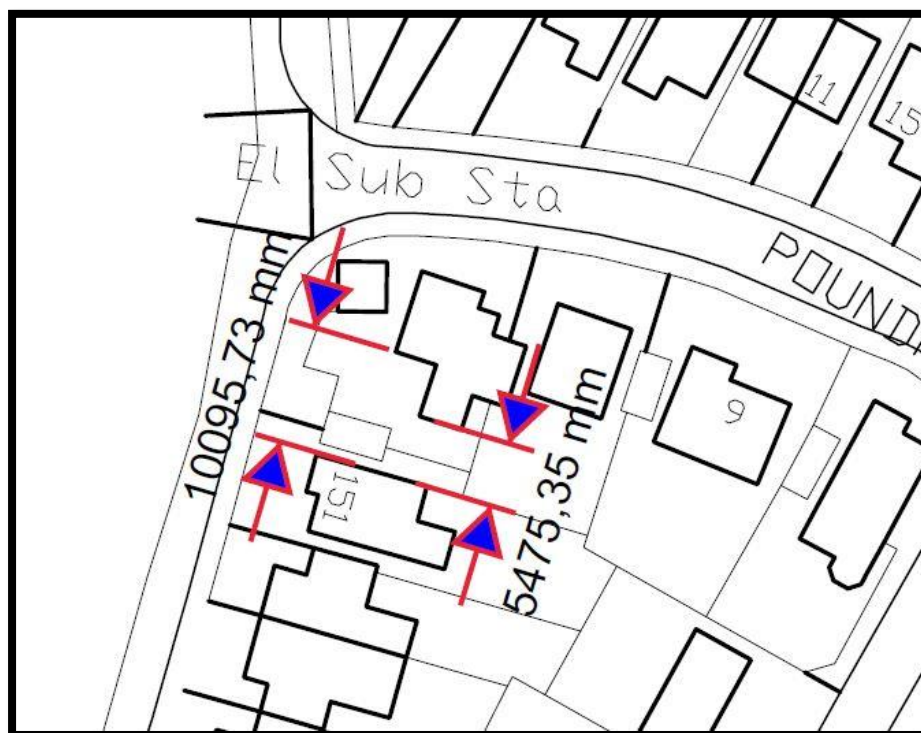
Reason 1 – Overbearing impact

- 6.4 The 1st refusal reason states that the proposal would have an unacceptable impact upon the rear garden and patio, due to sense of enclosure and overbearing.

Established separation distances in the area – flank to rear

- 6.5 Officer's Report stated on page 3 that "(...) a generous separation would remain due to the depth of No. 50's rear garden, maintaining the characteristic spacing between dwellings that defines this cul-de-sac. On this basis, the proposal would not adversely affect the character of the area."
- 6.6 It is confirmed that the existing flank to rear separation distance fails to comply with the Borough Design Guide recommendations of minimum 12.0m, as it measures circa 10.6m from the host property side elevation (conservatory) and the adjacent dwelling no. 50, clearly below the required minimum.
- 6.7 Given the above, it is concluded that the existing arrangement is already below the standard. Also, the flank to rear separation distance of 12.0m has not been achieved in other cases, described in the below paragraphs.
- 6.8 In addition to the above, there is an insufficient distance in between properties nos. 2 Poundfield Way and 151 Broad Hinton. It measures between 5.5m (from the single storey element at no. 2) or 10.0m between two storey elements of both properties. It is evident that this distance between corner plot properties sited around 48.0m from the appeal site, is clearly below the minimum standard. It is presented in the below map.





- 6.9 Summarising, in relation to established separation distances in the area, the existing arrangement on the appeal site or in the most adjacent properties on the corner of Poundfield Way and Broad Hinton represents substandard with regards to flank to rear separation distance.

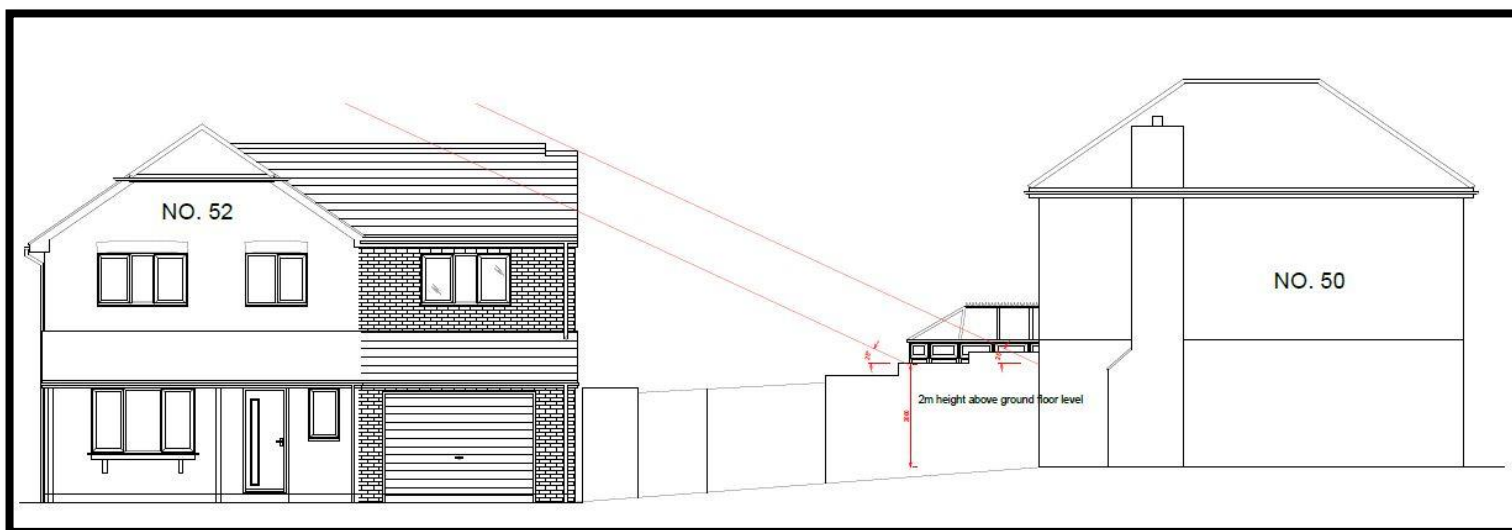
Distance between the appeal site and no. 50

- 6.10 Officer's Report stated on page 4 that "The extension would be positioned approximately 9 metres from the main rear elevation of No. 50 and just 5.7 metres from the clearly defined main patio/grey paved amenity space." This is an inaccurate measurement as accordingly with the available plans the separation distance is 6.3m from the rear wall of conservatory.

Difference in levels between the appeal site and no. 50

- 6.11 Officer's Report presented on page 5 an inaccurate streetview perspective 'Figure 1', which failed to accurately show a factual difference in levels in between the appeal property and no.50. This is presented on below photographs and the plan, which was based on the more detailed survey for the purposes of this appeal and in order to accurately measure the 25 degree.



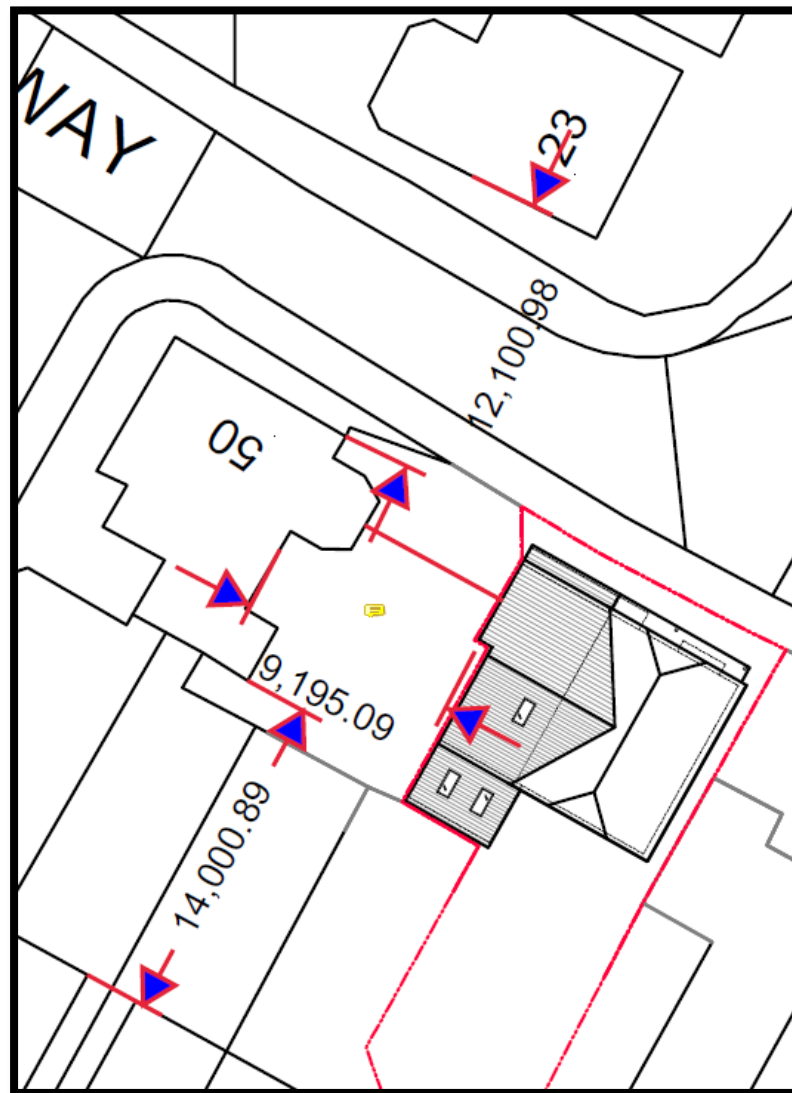


- 6.12 The above plan has clearly shown that the proposal would infringe 25°, but to a lesser extent and also only when measured from the rear glazing of the existing conservatory. This approach is however very vague and inaccurate, as with regards to overbearing impact, it does not take into account transparent glazing along the side elevation or window panels sited at an angle, which would not directly face the extension.



Distances between the properties and resulting outlook

- 6.13 It is considered that the overbearing impact upon the external amenity space should also take into account that the distance from the main rear elevation of no. 50 would be set back by 9.1m-9.7m from the two storey wall of the proposed development directly opposite. In combination with the higher ground level of the adjacent dwelling by around 0.8m and open aspect and views (from the garden perspective) towards south, south-west and north the proposal would not be considered to cause unacceptable enclosure upon amenity of the occupiers of no. 50. Below wider site plan and photographs are presenting a significant spacious and unobscured view with a distance of minimum 12.0m – 14.0m from side elevations of no. 50 to elevations of properties to the south and north.



1. Distances between elevations of adjacent properties and no. 50





2. View from the back garden of no. 52 - appeal site.



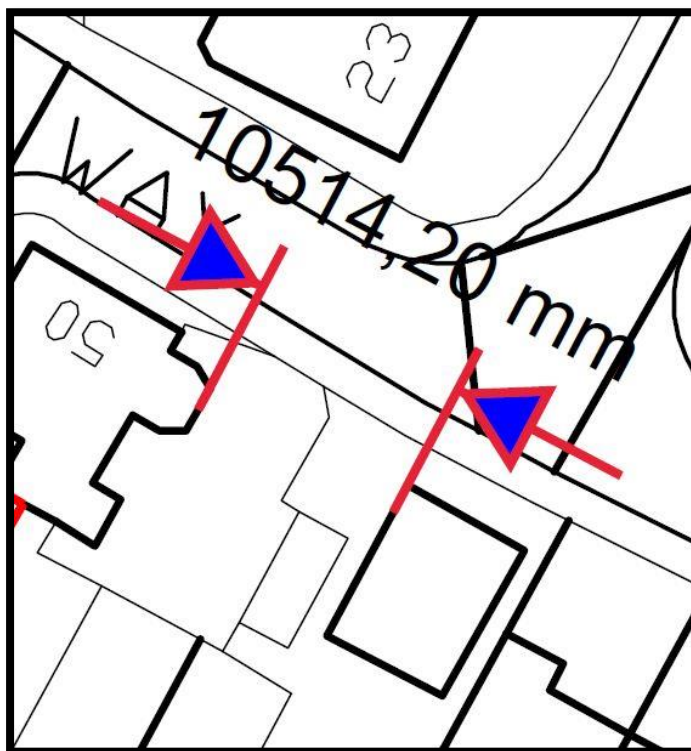
3. View from the north (street).





4. View from the south - garden of no. 44 perspective towards no. 50.

- 6.14 Furthermore, the Officer's Report states that there would be a "shortfall from the recommended 12-metre separation", however it fails to acknowledge that such shortfall already exists and the current distance between the appeal property (side elevation) and no. 50 is circa 10.5m, as per below plan.



- 6.15 It is argued in the Officer's Report that the proposal would also give rise to a heightened sense of enclosure and that no. 50 currently benefits from an open rear aspect with a reasonable sense of space between built forms, because the structure



would occupy most of the boundary length at full two-storey height. It is must be however noted, that the proposal would not project beyond the rear elevation of the host dwelling and it would retain its length. It would therefore result in an uncontentious impact with regards to overbearing or enclosure, due to clear set down and also because of higher ground level of the adjacent property.

- 6.16 Summarising, it is considered that the Officer's Report fails to acknowledge that the existing garden and patio areas provide unobstructed outlook towards both sides (south, south-east and north-east), due to spacious gardens arrangement.

Reason 2 – Loss of light impact

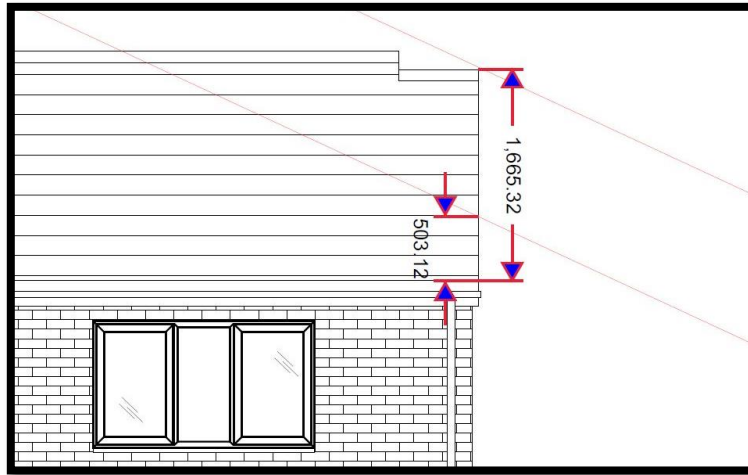
- 6.17 The 2nd refusal reason states that the proposal would have an unacceptable impact upon the receivable daylight to no. 50 Poundfield Way. It addresses separately overshadowing impact upon:

- conservatory;
- main habitable room; and
- rear garden and key amenity areas.

Conservatory

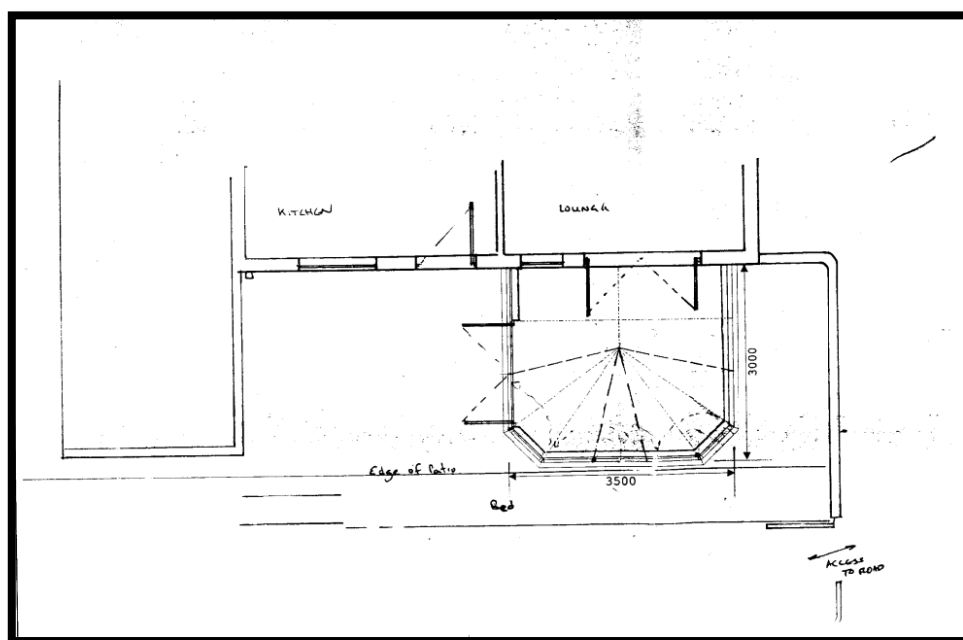
- 6.18 It is considered that the above plan has clearly shown that the proposal would infringe 25°, but to a lesser extent and also only when measured from the rear glazing of the existing conservatory. This approach is however very vague and inaccurate, as it does not take into account significant amount of daylight and sunlight received through the glazing along the side elevation, via window panels sited at an angle (due to octagonal shape of the rear elevation) and through the transparent roof panels.
- 6.19 Furthermore, the middle glazed door of the existing conservatory is facing approximately middle of the sharp slope of the proposed extension, so it appears that the 25° line is crossing the roof edge below half of the length of the edge, as presented in below extract (500mm crossing of 1665mm long roof edge). Effectively, such infringement should not be considered as unacceptable as it would not fail to comply with the 25° rule.





Main habitable room

- 6.20 It is considered important to note that the existing conservatory is transparent to the side, rear and also the roof is made of transparent materials. This is therefore key with regards to potential impact upon the main habitable room, which would be marginal when realistically taken into account amount of receivable daylight through the conservatory.
- 6.21 Furthermore, the main habitable room includes wide openings linking it with the conservatory with an additional window, as presented in the below floorplan of the property no. 50 (historical planning application ref. F/2003/0351). Again, this would provide adequate daylight and sunlight for the habitable room marked as 'Lounge'.



Rear garden and key amenity areas

- 6.22 It is considered that the external amenity areas would not be unacceptably harmed and overshadowed. This aspect has been expanded in this appeal statement in paras 6.13-6.15, where it is clear that the significant distances between built forms from the majority of southern and northern perspective, combined with a relatively long garden and higher ground level of no. 50, would result in an acceptable overshadowing arrangement with no negative impact.

Daylight and Sunlight Report

- 6.23 In support of the above considerations, a 'Daylight and Sunlight Report' by Right of Light Consulting (Appendix 2) has been submitted along with the above appeal. The report clearly confirms in the 'Overview' section para 1.1.5 and 1.1.6 that: *"All neighbouring windows pass the relevant BRE diffuse daylight and direct sunlight tests. All neighbouring amenity areas also pass the BRE overshadowing to gardens and open spaces test."* and *"In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties."*
- 6.24 The more detailed calculations and assessment is contained in section 4 of the above report and Appendix 2, clearly presenting acceptable results. Given the above, it is therefore considered that the reason for refusal 2 is unfounded and inaccurate.

Summary

- 6.25 In conclusion, we believe that the appeal scheme, which focuses on the improvement of the internal functionality of the dwelling in combination with a high-quality and well-balanced design, should be accurately assessed and the appeal allowed, due to the above reasons.

7. Conclusion



- 7.1 As set out in this statement and based on the plans and information submitted, it has been demonstrated, that the refusal reasons contained within the decision notice reference 251962 are inaccurate, unfounded and inadequately justified. It is therefore respectively requested that the appeal is allowed.

8. List of Appendices

- 8.1 Appendix 1 – 52 Poundfield Way – Proposed streetscene – drawing ref. 12325-11.
- 8.2 Appendix 2 - Daylight and Sunlight Report' by Right of Light Consulting, dated 20/01/2026.

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