

Planning Statement

Proposed Works @ 1 Wyvols Cottages, The Street, Swallowfield, Reading RG7 1RH
August 2025

Introduction

This planning statement has been prepared in support of a householder planning application for the construction of a detached garden room/outbuilding at 1 Wyvols Cottages, The Street, Swallowfield, Reading RG7 1RH. The proposal seeks consent for a single-storey, ancillary building within the side garden to provide flexible space for home working and recreational use. It will be incidental to the enjoyment of the main dwelling and is not intended to form a separate unit of accommodation.



Photo of front elevation

Site Description & Context

The site comprises a semi-detached cottage known as 1 Wyvols Cottages, located on The Street in the village of Swallowfield. The dwelling is constructed of red brick with decorative banding and a pitched clay tile roof. The property benefits from generous front, side and rear gardens bounded by hedgerows and mature trees. Photographs provided within this document show the traditional character of the cottage and its garden setting. The surrounding area is predominantly residential, with a mix of cottages and detached houses set in spacious plots. The proposed outbuilding will be sited on the side garden, set back from the public highway and neighbouring properties.

Proposed Development

The proposal is to erect a single-storey detached garden room/outbuilding with an approximate floor area of 30.8 m². The building will have a pitched roof, measuring approximately 3.5 m to the ridge, and will be positioned centrally within the side garden. External walls will be faced in red brick slips at the base to create a plinth with vertical natural timber cladding above, reflecting the materials of the existing cottage and surrounding agricultural buildings. The roof will be covered in clay tiles to match the main house. High-quality double-glazed windows and glazed doors will be provided, and slim rooflights will be incorporated into the roof slope to maximise natural light without projecting more than 150mm above the roof plane.

The outbuilding is designed to be subordinate to the host dwelling in scale and appearance. It will provide ancillary space for home office and leisure activities, reducing the need for occupiers to travel to work elsewhere. The structure will not contain kitchen or bathroom facilities and will not be used as a separate dwelling.

Planning Policy Context

The proposal has been assessed against national and local planning policies. The National Planning Policy Framework (NPPF) supports sustainable development and allows householders to make effective use of their land, provided proposals respect the character of the area and do not adversely affect neighbours.

At the local level, the Wokingham Borough Council Local Plan sets out policies on design, character and residential extensions. Policy CP3 (General Principles for Development) and guidance in the Wokingham Borough Design Guide SPD require new buildings to be of a high standard of design, appropriate in scale and materials to their context.

Policy TBH7 relates to ancillary residential outbuildings and requires that such structures are subordinate to the host dwelling, use complementary materials and do not harm the amenities of adjoining occupiers.

Planning Assessment

The proposed garden room/outbuilding accords with relevant policies for the following reasons:

- **Scale and design:** The building is single-storey with a modest footprint (c. 30.8 m²) and a ridge height similar to traditional garden structures. Its pitched roof form and use of brick slips and timber cladding ensure it integrates with the cottage and the rural character of Swallowfield.
- **Materials and appearance:** Materials match or complement those of the main dwelling (red brick and clay tiles) and local vernacular. The timber cladding introduces a high-quality natural finish.
- **Siting and impact on neighbours:** The building will be located within the generous side garden, screened by existing hedges and trees. Its distance from site boundaries ensures no loss of privacy or overbearing impact on adjacent properties.
- **Use:** The outbuilding will provide ancillary accommodation for the occupiers, supporting home working and leisure. It will not be used as a separate dwelling or business,

thereby avoiding any unacceptable intensification of use.

- **Sustainability:** By enabling home working, the proposal supports sustainable patterns of travel. Natural materials and energy-efficient glazing will enhance environmental performance.

Conclusion

The proposed garden room/outbuilding at 1 Wyvols Cottages will provide valuable ancillary accommodation for the household while respecting the character of the host dwelling and its surroundings. The design and materials are sympathetic to the existing property and local vernacular, and the building's modest scale ensures it remains subordinate to the main house. There will be no adverse impact on the amenities of neighbouring occupiers or the wider street scene. It is therefore respectfully requested that the local planning authority grant planning permission for the proposed development.