



ET Planning

Planning Statement

Client: **Mr & Mrs J Frankham**

38 New Road

Twyford, RG10 9PT

Erection of two storey dwelling, incorporating and retaining existing front elevation, together with a replacement detached garage and associated access, parking and landscaping, as a phased development

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1. Introduction

- 1.1 This statement is produced to support a planning application for the erection of a two-storey dwelling, incorporating and retaining the existing front elevation, together with a replacement detached garage and associated access, parking and landscaping, as a phased development.
- 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:
- D1349-01 'As Existing Site and Location Plans'
 - D1349-02 'As Existing Floor Plans'
 - D1349-03 'As Existing Elevations'
 - D1349-04 'As Existing Garage'
 - D1349-05 'Site and Location Plans'
 - D1349-06 'Planning Proposals - Floor Layout Plans'
 - D1349-07 'Building Regulations Details – Elevations'
 - D1349-08 'Planning Proposals – Replacement Garage'
- 1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 38 New Road (also referred to as 'Milverton' in the submitted plans) is an established residential property situated within the built-up area of the large village of Twyford, a defined settlement. The site is bounded by neighbouring residential properties to the east, south and west, with the highway of New Road to the north (the front of the site).
- 2.2 New Road and its immediate surroundings is characterised as a predominately residential area, mostly 1.5 to 2 storey detached and semi detached dwellings, though with some instances of bungalows and terraced dwellings. The dwellings generally benefit from significant garden space, including in many instances to their frontages. There is a variety of dwellings containing attached and detached garages, with some dwellings relying only driveway parking. Ground levels rise from west to east.
- 2.3 The site itself comprises a relatively long rectangular shaped residential plot. The plot contains established vegetation and landscaping, together with an existing detached garage and ancillary garden structures towards the rear.
- 2.4 The submitted existing drawings record the site in its present physical condition and accordingly provide the baseline against which the development now proposed should be assessed. They do not seek to reproduce the condition of the property prior to commencement of permission 25220 (see section 3 below).
- 2.5 The existing front elevation remains in situ and is expressly incorporated and retained within the proposed development. Other building fabric and operations shown on the proposed plans constitute development for which permission is now sought.

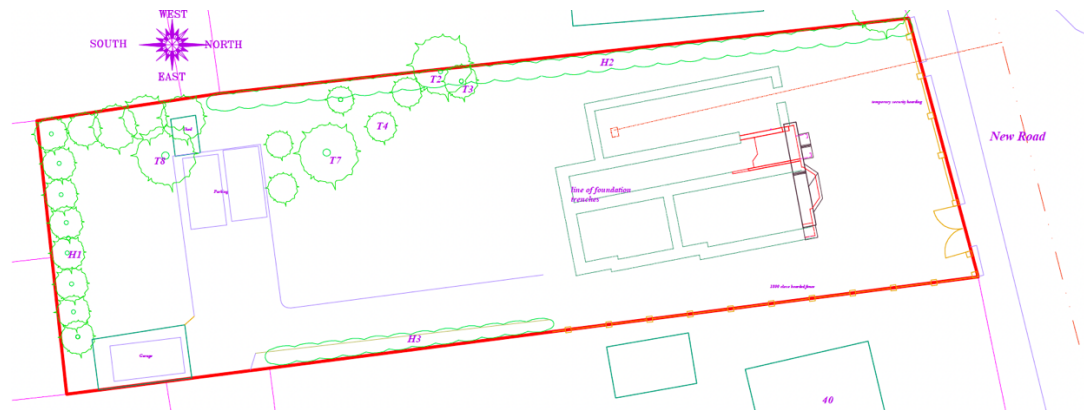


Figure 1: Existing Site

3. Planning History and Application Context

Relevant Planning History

- 3.1 Planning permission 252201 was granted on 21 January 2026, with the following description of development:

"Householder application for the proposed erection of a two storey side/rear extension, first floor side extension, replacement pitched roof, replacement garage, rear decking and fenestration changes following the demolition of the existing conservatory and garage"

- 3.2 Correspondence between ET Planning (on behalf of the Applicant) and Wokingham Borough Council acknowledges that the Council accepts that authorised works pursuant to permission 252201 had commenced. The subsequent disagreement between the parties therefore relates not to whether works had commenced, but whether, following events during construction and the resulting physical condition of the site, the development authorised by permission 252201 remained capable of being completed in accordance with its approved details.

Commencement of Works to 252201

- 3.3 Following the grant of permission 252201, works commenced on site with the intention of implementing the approved development.
- 3.4 Those works included the removal of the former conservatory/rear single-storey elements, removal of the roof in anticipation of the replacement roof authorised by the permission, internal alterations and removal of internal walls and fenestration, together with the excavation of foundations associated with the approved development. The existing detached garage remained in situ pending its proposed replacement.

- 3.5 Importantly, the development was not conceived or commenced as the demolition of the existing dwelling followed by the erection of a replacement house. The Applicant's intention was to retain the relevant elements of the existing dwelling and to undertake the extension and alteration works authorised by permission 252201.
- 3.6 The front/eastern elevation of the dwelling, including the principal bay and gable forming an important component of its appearance towards New Road, was retained. A substantial part of the northern flank wall was also initially retained. The retained front elevation was protected and supported during the construction process.
- 3.7 During the course of the works, however, difficulties arose concerning the structural condition of parts of the existing building that had been intended to remain.
- 3.8 As per the details provided to the Council, sections of the western and southern flank walls were found to have inadequate or absent foundations. Their condition became apparent as construction progressed and, for reasons of safety and structural integrity, those sections were removed.
- 3.9 It was the removal of this additional fabric, rather than the principle or design of the development authorised by permission 252201, that subsequently gave rise to the present planning circumstances.

Engagement with the Council and Subsequent Steps

- 3.10 Following concerns raised by Wokingham Borough Council in early July 2026, the Applicant sought professional planning advice regarding the status of the development and the appropriate way forward.
- 3.11 ET Planning inspected the site on 10 July 2026. Following that inspection, and on planning advice, the Applicant did not proceed with

the concrete pour for the excavated foundations that had been programmed to occur. Further construction activity was placed on hold while the planning position was discussed with the Council. The Council was advised accordingly.

- 3.12 That cessation of work is of important material relevance. Once the planning issue had been identified, the Applicant adopted a precautionary approach and sought to establish an agreed route forward before undertaking further development.
- 3.13 Also of particular significance, the Council accepted that authorised works pursuant to planning permission 252201 had commenced on the site. The Council therefore did not contend that said permission had never been implemented.
- 3.14 The Council nevertheless maintained a distinction between commencement of the permission and the ability subsequently to complete the development authorised by it.
- 3.15 Its position was that the approved alterations and extensions had relied upon the retention of a substantial amount of the external walls of the original dwelling. In the Council's assessment, the extent of demolition that had subsequently occurred meant that insufficient fabric remained to enable the approved extension and alteration scheme to be completed in accordance with its approved plans.
- 3.16 The Council acknowledged the circumstances concerning the structural condition of parts of the building but considered that the planning position had to be assessed by reference to the physical condition of the site as it then existed.
- 3.17 Although the Applicant does not accept that every aspect of the Council's interpretation of permission 252201 necessarily follows as

a matter of planning law, the distinction is no longer determinative of the development now proposed.

- 3.18 Following receipt of the Council's 23 July response, the Applicant elected to proceed pragmatically by preparing a new planning application.
- 3.19 The purpose of doing so is to provide the Council with a clear and fresh basis upon which the development can be assessed from the site's current physical condition, without requiring the present application to determine the separate legal question concerning the continued ability to complete permission 252201.
- 3.20 Accordingly, the decision to submit this application should not be interpreted as an acceptance by the Applicant that permission 252201 was unlawfully commenced, abandoned or otherwise invalidated.
- 3.21 To the contrary, Wokingham Borough Council has itself accepted that authorised development pursuant to permission 252201 commenced. The Applicant's position concerning the continuing status and legal effect of that permission is expressly reserved.
- 3.22 The present application instead represents a pragmatic means of moving the development forward on an agreed procedural basis.

4. Development Proposals

Overview

- 4.1 This application seeks planning permission for erection of a two storey dwelling, incorporating and retaining the existing front elevation, together with a replacement detached garage and associated access, parking and landscaping, as a phased development.
- 4.2 The application is submitted as a new, freestanding and prospective planning application. It is not an application under section 73 or section 96A to amend permission 252201, nor is the proposed dwelling dependent upon the ability to continue implementing that earlier permission.
- 4.3 Equally importantly, the application is not presented as a retrospective application for the development that has already taken place.
- 4.4 Works undertaken to date were carried out in the context of permission 252201. Wokingham Borough Council has acknowledged that authorised works under that permission commenced.
- 4.5 Notwithstanding this, the development presently requiring determination is therefore the prospective erection of the proposed dwelling from the site's present physical baseline, incorporating and retaining the existing front elevation.

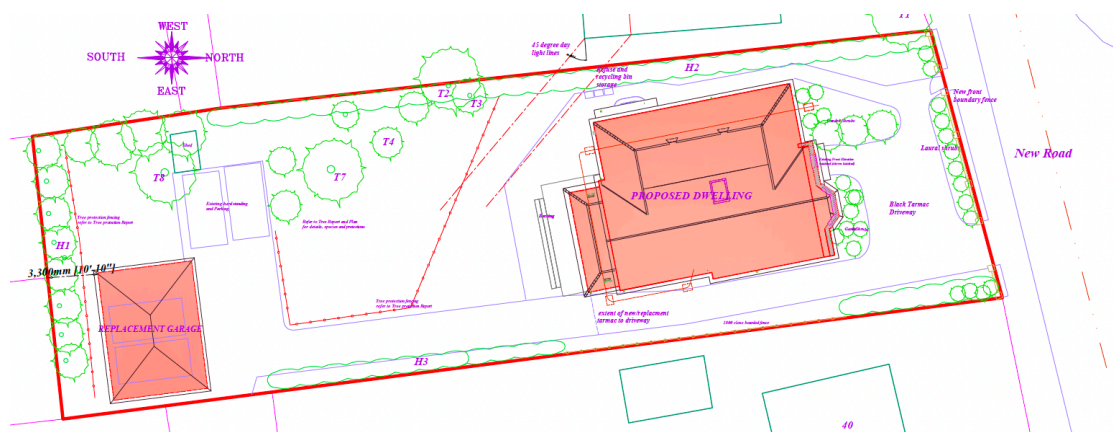


Figure 2: The proposed development

Proposal Specifics

- 4.6 Architecturally the proposed dwelling would adopt a transitional residential form and appearance, characterised by its pitched roof form and the prominent front-facing gable (as part of the retained front elevation).
- 4.7 Proposed materials would involve facing brick with clay roof tiles and sandstone-faced fenestration sills, along with aluminium frames.
- 4.8 The dwelling would comprise five bedrooms, and accordingly a replacement single storey garage is proposed to the rear, occupying a larger footprint than existing. Two parking spaces are also retained to the rear, with improved driveway access along the eastern side of the dwelling and a front driveway providing turning space.
- 4.9 Additional indicative planting is proposed to supplement that retained, including existing trees within the rear garden. A new front boundary fence is proposed, to accommodate an updated structure including improved vehicular access.
- 4.10 The proposed development will be phased, specifically into two separate phases. Phase 1 will be the completion of ground works, and

then following this Phase 2 will be the erection of the superstructure (the dwelling and garage).

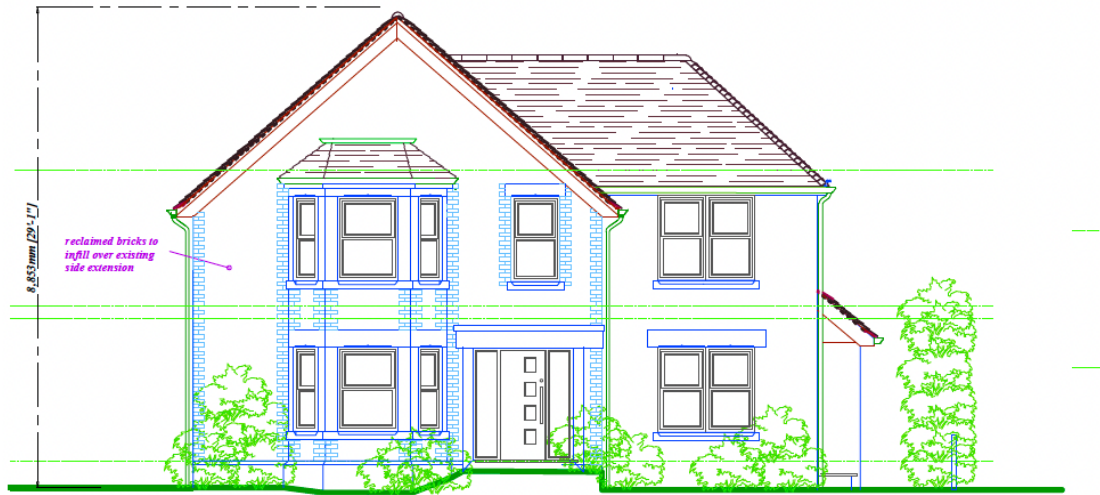


Figure 3: Proposed Front Elevation

5. Policy Assessment

Principle of Development

Development Plan

- 5.1 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.
- 5.2 Wokingham Borough Council's Development Plan includes the following:
- Wokingham Borough Local Development Framework Adopted Core Strategy ('CS') (adopted 29/01/2010);
 - Wokingham Borough Development Plan Adopted Managing Development Delivery Local Plan ('MDD') (adopted 21/02/2014), and
 - Policies Map
- 5.3 Additionally, the Twyford Neighbourhood Plan 2018-2019 is relevant to this application.
- 5.4 Core Strategy Policy CP9 – Scale and Location of Development Proposals establishes the settlement hierarchy for the Borough. It expressly identifies Twyford as a 'Major Development Location' (i.e. a location that can sustainably accommodate a significant level of development) and confirms that development proposals within the development limits of the identified settlements are acceptable in principle, subject to their scale reflecting the facilities, services and accessibility of the location.
- 5.5 That spatial approach is supplemented by MDD Policy CC02 – Development Limits, which establishes the development limits for

settlements through the adopted Policies Map. The supporting text expressly confirms the connection between Policy CC02 and Core Strategy Policy CP9.

- 5.6 The application site lies within the defined development limit and established built-up area of Twyford. It comprises an established residential plot within an existing residential area. The proposal therefore does not involve an outward extension of Twyford into the countryside, nor the introduction of a residential use into an otherwise undeveloped or isolated location. Rather, it provides for the continued residential development of an established residential site within one of the Borough's principal settlements.
- 5.7 Accordingly, the locational and residential principles of development accord with the adopted spatial strategy contained within the Development Plan.

National Planning Policy Framework 2026 ('NPPF')

- 5.8 The NPPF (latest version published on 17 August 2026) establishes, through Policy S3 – Presumption in favour of sustainable development, that decisions on development proposals should apply a presumption in favour of sustainable development. For proposals within settlements, S3 explicitly directs decision makers to Policy S4 – Principle of development within settlements.
- 5.9 Policy S4 establishes a positive starting point for development within settlements. Such proposals should be approved unless, when assessed against the Framework's national decision-making policies, their benefits would be substantially outweighed by adverse effects.
- 5.10 The application falls squarely within the locational circumstances to which Policy S4 is directed. It concerns an established residential site within Twyford and would maintain a residential use in a sustainable

settlement identified at the upper end of Wokingham's settlement hierarchy. The proposal makes use of an existing residential plot and incorporates and retains the existing front elevation as an integral element of the proposed dwelling.

- 5.11 The NPPF therefore supports the proposed development as a matter of principle.

Emerging Wokingham Borough Local Plan Update

- 5.12 The Wokingham Borough Local Plan Update 2023–2040 ("LPU") was submitted for examination in February 2025 and examination hearings have now concluded. On 11 August 2026, the Council reported that the Inspectors consider the Plan likely capable of being found sound and legally compliant, subject to modifications and further consultation. It is therefore at an advanced stage of preparation, although it does not yet form part of the statutory Development Plan. As a consequence it carries reduced weight.

Nonetheless, the LPU provides further support for the proposal in principle. Emerging Policy SS2 – Spatial Strategy and Settlement Hierarchy identifies Twyford as a Major Settlement. Major Settlements are described as those possessing the highest range of services and facilities and are intended to be a focus for housing growth where opportunities exist.

- 5.13 Emerging Policy SS3 – Development within or adjacent to major and modest settlements confirms that development proposals within Major and Modest Settlements, additional to identified allocations or areas of change, are supported in principle.

Principle of Development Conclusion

- 5.14 The Development Plan, the NPPF and the emerging LPU all provide clear support for the proposed development in terms of the principle

of development. Considerations relating to matters character of the area, neighbouring amenity, highway safety, etc. are therefore presented below.

- 5.15 **Character and Appearance of the Area:** The site lies within an established residential area of Twyford, forming part of the existing frontage to New Road. The surrounding area is characterised by conventional residential development set within individual plots, with established garden vegetation contributing to the suburban character. The proposal, through incorporation and retention of the existing front elevation, preserves the site's established relationship with New Road.
- 5.16 As detailed in Section 4 above, the proposed architectural vernacular seeks to maintain a somewhat traditional treatment as opposed to being overtly contemporary. This is considered appropriate to the somewhat varied, but nevertheless often traditional-style, of dwellings in the surroundings.
- 5.17 The proposal would also respect and maintain the existing built pattern of development, namely the building lines in terms of retaining a significant frontage area.
- 5.18 This approach is consistent with Core Strategy Policy CP3, Twyford Neighbourhood Plan Policy TW13 and the NPPF, which collectively seek development which responds positively to local character, functions well and is sympathetic to its surrounding built environment
- 5.19 **Residential Amenity:** The relationship of the proposed dwelling with neighbouring properties is largely retained, noted by the specific siting of the dwelling. The submitted plans demonstrate regard to the Council's 45-degree daylight approach, while potentially sensitive first-floor side-facing openings are obscure glazed and/or provided with sill heights of 1.7 metres above floor level.

- 5.20 The proposal would therefore safeguard neighbouring privacy, daylight and outlook, consistent with Core Strategy Policy CP3 and NPPF Policy P3 – Living Conditions and Pollution.
- 5.21 **Trees and Landscaping:** Established trees, hedges and garden vegetation contribute positively to the character of the residential plot and are integrated into the proposed site layout. The plans identify tree-protection fencing and refer expressly to the accompanying Tree Report for details of species, retention and protection measures.
- 5.22 A grassed area to the front and side is to be laid as hardstanding to support an improved driveway and access to existing parking to the rear. This is to be landscaped to a high standard, with supporting additional planting.
- 5.23 The proposal is therefore consistent with MDD Policy CC03, Twyford Neighbourhood Plan Policy TW8 and NPPF Policies N2 and N3, which respectively address enhancement of the natural environment and the appropriate retention, provision and long-term integration of trees within development.
- 5.24 **Transport and Parking:** The proposal offers improvements to the existing property by improving internal access to the parking spaces and garage to the rear. This is in combination with a new, improved garage structure, and a front driveway to enable vehicles to access and egress the site onto New Road in forward gear.
- 5.25 These would cumulatively provide 4no. parking spaces to serve the proposed five bedroom dwelling, according with the Council’s parking standards.
- 5.26 Additionally, the proposed garage provides cycle parking as well as capacity for bin storage.

- 5.27 The arrangements accord with Core Strategy Policy CP6, MDD Policy CC07 and NPPF Policy TR4 – Street Design, Access and Parking.
- 5.28 **Drainage and SuDS:** The site lies in Flood Zone One, the lowest risk of flooding. The surface water arising from the development will be managed through an appropriate sustainable drainage solution so that the development is safe and does not increase flood risk elsewhere. Detailed drainage arrangements that are SuDS compatible can appropriately reflect the scale and nature of this single-dwelling proposal and be secured through the planning process where necessary.
- 5.29 The proposal is therefore capable of compliance with MDD Policies CC09 and CC10, Twyford Neighbourhood Plan Policy TW10 and NPPF Policies F7 and F8.
- 5.30 **Ecology:** The application site involves approximately 0.12 hectares and is therefore below the 0.2 hectare threshold introduced for mandatory Biodiversity Net Gain ("BNG") from 6 August 2026.
- 5.31 Government guidance confirms that, for planning applications submitted on or after 6 August 2026, development carried out on a site no larger than 0.2 hectares is exempt from the statutory BNG requirement, provided that the development does not impact an on-site priority habitat. With the established historic residential use the site is not considered to contain an 'on-site priority habitat'.
- 5.32 The proposal therefore falls within the small-site exemption for BNG.
- 5.33 **Contamination:** As the site has historic residential use, it is not considered to likely to contain any contaminated land.
- 5.34 **Sustainability and Energy:** Paragraph 8 of the NPPF supports the transition of development to a low carbon future. The national Code for Sustainable Homes has now been abolished, however it is

proposed that the development would conform to Part L of the Building Regulations which as of 2022 requires a 30% reduction than current standards. By way of contributing to the reduction in carbon, the proposal would also achieve current building construction standards with added sustainability measures through;

- A. The limitation of the amount of inherent material, structure and embodied energy through the employment of good building standards to create an excellent SAP rating;
- B. Use of locally sourced, recycled materials and labour where practicable;
- C. Reduced internal water consumption of 110 litres per person per day through the incorporation of water efficient sanitary fittings, including low flow toilets and water efficient taps for wash basins;
- D. Refuse, recycling and composting facilities to be provided to work with the Council's existing waste and recycling collection service;
- E. Secure cycle provision to encourage sustainable modes of transport;
- F. 'A' rated electrical appliances and energy saving light fittings;
- G. 'A' rated double glazed windows with natural cross ventilation provision;
- H. Water butts fitted to the rainwater down pipes for watering the garden;
- I. Recycling of waste construction materials where practicable;

J. Permeable driveway/parking spaces to avoid increase in surface water runoff;

5.35 The proposal is therefore considered to comply with sustainability objectives in this respect.

5.36 **Special Protection Area:** The site lies beyond 7 kilometres of the Thames Basin Heaths SPA, and therefore there are no constraints to the proposal in this respect.

5.37 **Provision of a Self-Build Dwelling:** The proposed dwelling is intended to be delivered as a self-build home. The Applicant has had (and will continue to have) primary input into the design and layout of the dwelling and the completed property will be occupied as the home of the self-builder. The proposal therefore falls within the established definition of self-build and custom housebuilding for planning purposes.

5.38 There is specific statutory support for this form of housing. Under the Self-build and Custom Housebuilding Act 2015 (as amended) Wokingham Borough Council is required to maintain a register of persons seeking serviced plots and to have regard to that register when exercising its planning functions. The Council is also subject to a duty to grant sufficient permissions for self-build and custom housebuilding to respond to the identified demand. Amendments brought into force through section 123 of the Levelling-up and Regeneration Act 2023 strengthened that duty so that permissions relied upon to meet demand must genuinely relate to self-build or custom housebuilding.

5.39 The adopted Wokingham Development Plan pre-dates the present statutory self-build regime and consequently contain no dedicated policy addressing their delivery. The Council is however seeking to address the matter expressly through the emerging LPU.

- 5.40 Emerging Policy H6 – Self-build and custom housebuilding provides that proposals for self-build and custom-build plots which are consistent with the wider policies of the Plan and identified needs on the Council's register will be supported in principle. Its supporting text recognises expressly that self-build housing can be delivered not only through serviced plots on strategic developments, but also through “single or small sites identified by individuals (windfall sites)”. It further anticipates that additional windfall sites will come forward and contribute towards the Borough's self-build and custom-build provision.
- 5.41 The present proposal is precisely such a form of development. It comprises a single, individually commissioned dwelling on an established residential plot within Twyford, rather than a speculative market housing scheme subsequently capable of being sold as a self-build opportunity. The dwelling has been designed for the intended self-builder and the application is expressly advanced on that basis. It therefore represents the type of small-scale windfall contribution specifically contemplated by the emerging policy framework.
- 5.42 There remains demonstrable demand for self-build housing within Wokingham Borough. The Council's September 2024 Self-build and Custom Housebuilding Topic Paper identified a minimum projected requirement of approximately 128 plots over the plan period, while acknowledging that overall demand could be higher. The emerging Local Plan seeks to provide 150 specifically allocated plots across Arborfield Green, South Wokingham and Loddon Valley Garden Village, supplemented by additional windfall provision under Policy H6. On that evidence the Council concluded that it was projected to provide sufficient plots to meet demand arising from Part One of its register.

5.43 Demand has nevertheless continued. The Council's most recent published response, dated 10 February 2026, records that 113 individuals/associations remained on the self-build register at the end of the October 2024–October 2025 base period, with eight new individuals joining during that period. Significantly, the Council also stated that it was unable to provide a current figure for the number of units approved as self-build or custom-build housing because this information was not recorded in that form.

5.44 The proposal would consequently make a modest but direct contribution towards the supply and diversity of self-build housing within Wokingham Borough. This represents a positive planning benefit which should be afforded weight in the determination of the application.

5.45 **Community Infrastructure Levy**

Overview

5.46 The proposed development falls within the scope of the Community Infrastructure Levy ("CIL") regime operated by Wokingham Borough Council. As the application provides for the erection of a new dwelling, the development is potentially chargeable for CIL purposes irrespective of the quantum of new residential floorspace.

5.47 The proposed dwelling is intended to be delivered and occupied as a and the Applicant intends to claim the statutory self-build exemption in accordance with Regulations 54A–54D of the Community Infrastructure Levy Regulations 2010 (as amended).

5.48 The CIL strategy for the present application also incorporates a two-phase approach to implementation.

Relationship with Planning Permission 252201

- 5.49 This matter has already been analysed in detail within Section 3 of the Planning Statement above. In summary, the functional position is that this development comprises a fresh planning application, as opposed to an amendment to previous planning permission 252201.
- 5.50 This development, which would operate prospectively, is therefore subject to its own CIL assessment.

Phased Development

- 5.51 The proposed development is intended to be implemented through two distinct phases.
- 5.52 **Phase 1 – Groundworks and Substructure** will comprise the groundworks required to prepare the site for the dwelling, including excavation, foundations, substructure and associated below-ground operations.
- 5.53 Only once Phase 1 has been completed will the development proceed to **Phase 2 – Superstructure and Completion**, comprising construction of the above-ground residential superstructure and the subsequent works required to complete the dwelling.
- 5.54 The CIL Regulations provide that where a planning permission is granted in phases, each phase is treated as a separate chargeable development. Government guidance confirms that this allows the commencement and CIL consequences of individual phases to be considered separately rather than commencement of the first phase automatically triggering liability associated with the whole permission.
- 5.55 Accordingly, the Applicant's intended CIL position is that Phase 1 can be commenced and completed as its own discrete phase, with the

substantive residential CIL liability arising in relation to Phase 2, when construction of the superstructure commences.

- 5.56 The relevant CIL Forms have been completed and provided with the application documents, along with a Phasing Plan.

6. Conclusion

- 6.1 This Planning Statement has demonstrated that the proposed development represents an appropriate and sustainable form of residential development within the established settlement of Twyford. Importantly, the application is forms a new, prospective proposal, to be assessed from the site's present physical baseline.
- 6.2 The circumstances which have led to the present application are set out within Section 3. Planning permission 252201 was lawfully commenced, a position which Wokingham Borough Council has itself acknowledged. The subsequent issue between the parties concerns the ability to complete that earlier permission following the removal of additional building fabric during construction. Rather than requiring that issue to be resolved, the Applicant has taken the pragmatic approach of submitting a fresh application capable of determination on its own planning merits. The Applicant's position regarding the continuing legal effect of permission 252201 is expressly reserved.
- 6.3 The principle of residential development is strongly supported. As per the provisions with the adopted Development Plan, and is reinforced by the 2026 NPPF. The emerging Local Plan Update provides further support.
- 6.4 The detailed planning considerations similarly weigh in favour of permission. No unacceptable effects have been identified in respect of character, residential amenity, landscaping, highway safety or drainage, etc.
- 6.5 The proposal would also provide a self-build dwelling.. It therefore represents the type of individual windfall self-build opportunity expressly sought by Emerging Policy H6 and would make a modest

but positive contribution towards the diversity and supply of self-build housing within the Borough, where continuing demand remains evidenced through the Council's register.

- 6.6 The application also establishes a clear implementation strategy. The development is proposed in two distinct phases. The phasing provides a clear and transparent basis for implementation and for the separate consideration of the CIL consequences of the development. The present application is subject to its own CIL assessment and the Applicant intends to pursue the statutory self-build exemption in accordance with the applicable CIL Regulations and the phased approach set out within this Statement.
- 6.7 In the planning balance, the benefits of the proposal are not substantially outweighed by any identified adverse effects. The application therefore benefits from the positive decision-making approach established by the Development Plan and the NPPF, and planning permission should accordingly be granted without delay.

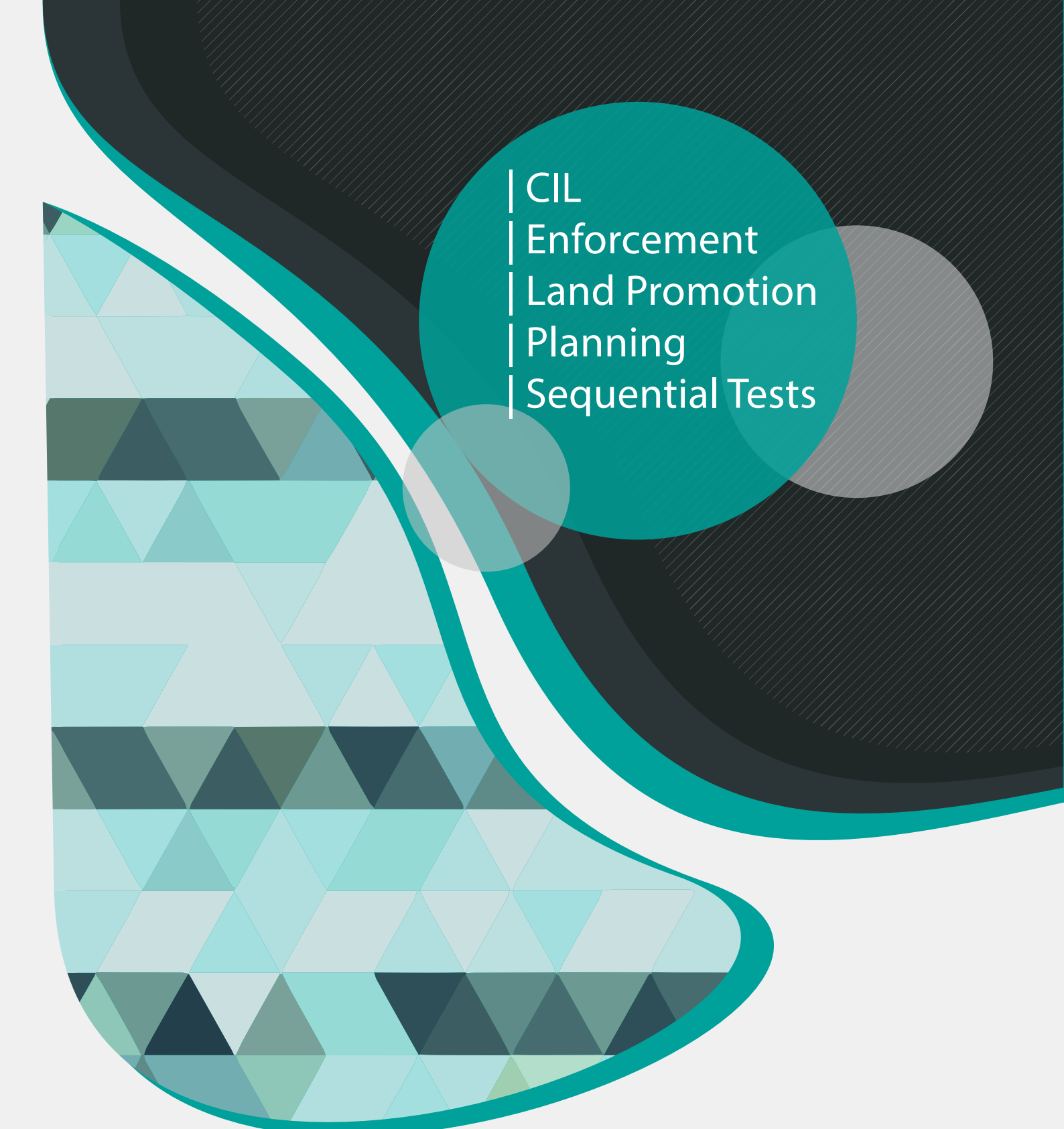
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