



**Kieran Neumann**  
Senior Planning Officer  
Wokingham Borough Council  
Shute End, Wokingham  
Berkshire RG40 1WR

15<sup>th</sup> July 2025

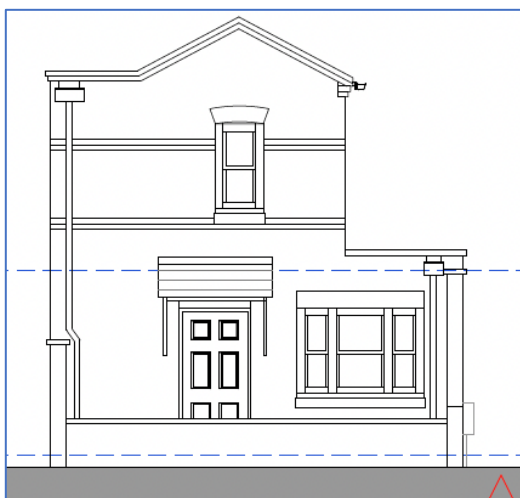
Dear Kieran,

**Re: Design and Access Statement relating to a Full Application for the proposed demolition of existing workshop and the erection of a new 1no. bedroom dwelling (retrospective update to planning permission 222614)**

We are pleased to submit this statement in connection with a retrospective planning application at 50 Brook Street, Twyford, RG10 9NX.

The new dwelling at 50 Brook Street has already been constructed and completed pursuant to planning permission 222614. However, while the building remains the same size, scale and shape as approved by 222614, some matters of aesthetic appearance were modified during construction. It is these changes from the previously-approved plans that are the subject of this application, and are being submitted in order to regularise the property's planning status. These changes are outlined in detail below, as follows:

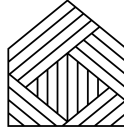
- (1) A mono-pitch canopy porch with slate tiles has been erected instead of the proposed brick-built canopy porch approved under Application 222614. The new porch is now consistent with the appearance of the other porches throughout Brook Street (see Images 1 and 1A below).



***Image 1 – Design of as-built slate-roofed porch.***



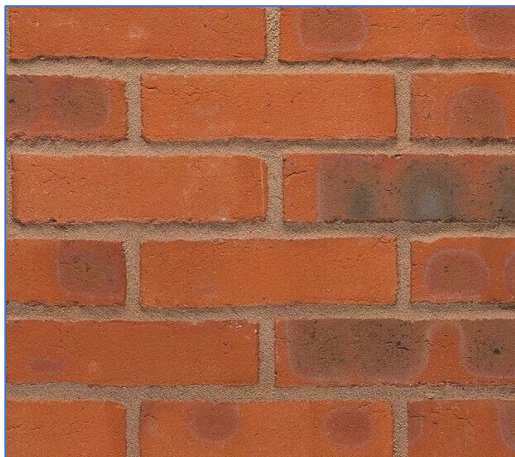
***Image 1A – The other slate-roofed porches on Brook Street demonstrating the same style.***



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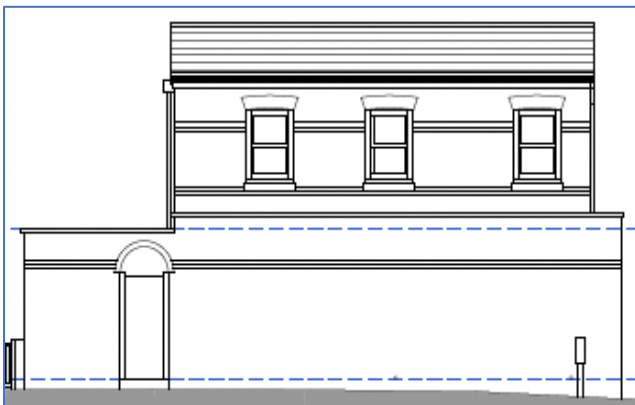
## HOMES

- (2) The facing brick used in the development was the UK-manufactured Wienerberger Terca Witton Clay Stock Multi, a traditional red brick with a subtle, light texture in keeping with Brook Street vernacular. Banding/string courses were finished using the Wienerberger Staffordshire Smooth Cream Facing Brick, also in keeping with Brook Street vernacular (see Image 2 below).



***Images 2 (left) and 2A (right) – Sample extracts of the as-built facing bricks, in-keeping with the local street scene.***

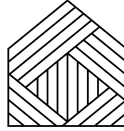
- (3) The as-built plans in this submission show the location of the new home's banding courses, which have been slightly altered from the previously-approved plans. The approved lower banding course was removed, as was the banding on the rear (unseen) elevation of the dwelling. However, the banding courses on the first floor were extended to wrap around the three main elevations that are visible from public viewpoints (see Images 3 to 3C below).



***Image 3– As-Built roadside elevation without lower banding course.***



***Image 3A - Approved roadside elevation under 222614 showing lower banding course .***

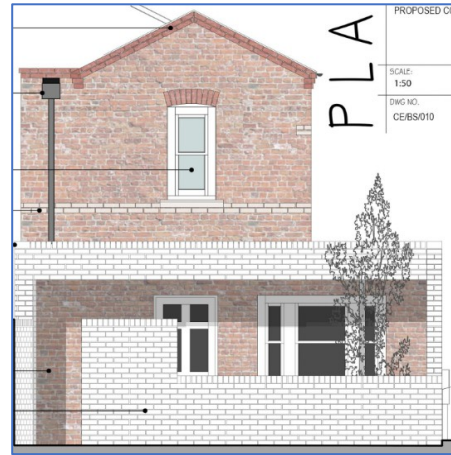


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## HOMES

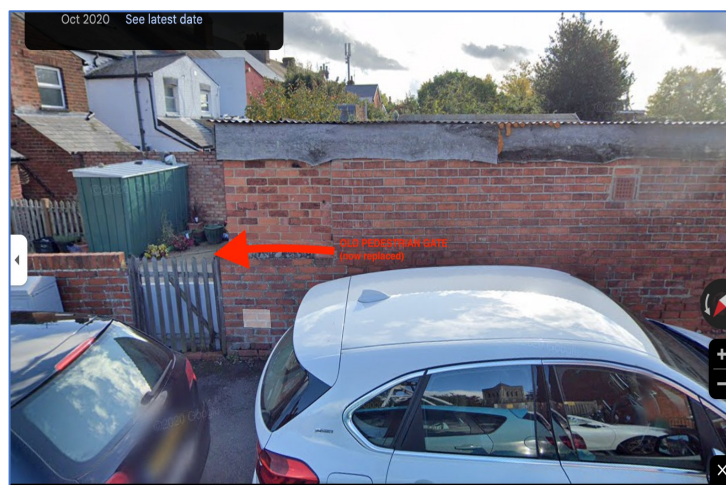


***Image 3B - As-built upper banding on floor now wraps around the dwelling.***

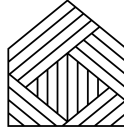


***Image 3C – Approved upper first floor banding did not wrap around the dwelling.***

- (4) The low-level brick wall of the dwelling's private courtyard space no longer includes a pedestrian timber gate, and has been reduced in height when compared with the previous approval. This further diminishes its impact on the street scene, as can be seen again through Images 3B and 3C above. This elevation further shows the benefits of the reduced impact created by the new porch, as opposed to the brick canopy previously approved.
- (5) A small fence gate has been re-erected on the road frontage adjacent to the development. The roadside wall (behind the grey service box, visible in Image 4 below) and the fence gate attached to it are owned by a neighbour, which is why they were not demolished and were retained. Image 2 below shows the gate being in-situ prior to commencement of this development, and so the retention of the gate today is simply intended to preserve this status quo.



***Image 4 – Streetview screenshot from 2020 showing the neighbour's pedestrian gate on the road frontage.***



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## HOMES

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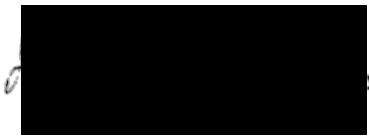
- (6) The small segment of pre-existing wall on the north-western side boundary, which was originally proposed to be retained by Application 222614 even though it was of the same age and origin as the previously-incumbent building, was re-built to ensure structural consistency for the new dwelling.

### **Conclusion**

We trust officers will find these amendments to be acceptable. They are in keeping with the development's efforts to bring a significant overall improvement to the original site's visual appearance and amenity, while also helping to preserve better visual consistency with the remainder of Brook Street (especially in respect of the reduced-height courtyard wall and the as-built porch that now matches the form of other porches on the lane).

We look forward to hearing from you in due course.

Kind Regards,



**Sebastian Brock**  
Managing Director  
for and on behalf of Debrecoq Homes