

Land at Headley Road East, Woodley, Reading, RG5 4JG



Design & Access Statement

Application for new 2b4p
1.5 dwelling house

Issue: Planning

Date: March 2026

Ref: 1098



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Planning Statement

Land at Headley Road East, Woodley, Reading, RG5 4JG
Proposed demolition of existing garages/storage buildings
and erection of a 1.5 storey dwellinghouse with associated
garden and two parking spaces
Prepared by: Colony Architects
Ltd.

Date: March 2026 1.

Introduction

This Planning Statement supports a full planning application for the demolition of the existing block of garages and storage buildings and the erection of a single 1.5 storey dwellinghouse, together with a private garden and two parking spaces, on land at Headley Road East, Woodley, Reading, RG5 4JG.

The current proposal is a deliberately scaled-back scheme following an earlier, larger development that was considered too imposing for the site. The revised design delivers a modest, proportionate dwelling that respects the site's constraints and surrounding context while making efficient use of previously developed land.

The statement should be read in conjunction with the submitted drawings and supporting technical reports.

2. Site Description

The application site (approximately 561.2 m²) is previously developed land currently occupied by a block of garages and an impermeable concrete slab used for storage and vehicle access. It benefits from an existing access onto Headley Road East, which will remain unchanged. The surrounding area features a mix of residential properties and some commercial/industrial buildings typical of this part of Woodley.

The site lies within the settlement limits of Woodley, where residential development is supported in principle.

3. Proposed Development

The proposal involves:

- Demolition of the existing garages/storage buildings.
- Erection of a 1.5 storey dwellinghouse with pitched roofs.
- Associated private garden (approximately 102.9 m² permeable garden area) and two off-street parking spaces.
- Use of high-quality materials including Ibstock Bat Brick, Marley Hawkins Clay Plain Roof Tiles, Floren.be™ Alpha Anthracite Aluminium windows and doors, and traditional stone detailing.
- Inclusion of an enclosed bat box on a shielded elevation facing existing trees.

The design responds positively to previous feedback by reducing scale and massing to ensure the development is proportionate and in keeping with the local character.

4. Sustainability and Technical Compliance

Energy Efficiency

An Energy Statement (JosTec Ref: 26040, dated 23/02/2026) demonstrates compliance with Building Regulations Part L 2021 through a fabric-first approach, supplemented by renewable technologies. The scheme achieves a 64.20% reduction in carbon emissions (DER) compared to the Target Emission Rate through the inclusion of an Air Source Heat Pump and a 1 kWp Solar PV system. The dwelling also incorporates MVHR ventilation and meets overheating mitigation requirements under Part O.

Biodiversity

A Biodiversity Net Gain (BNG) and Preliminary Ecological Appraisal (GS Ecology, ECO4028, March 2026) confirms the development is below the de-minimis threshold (impacting only ~6 m² of non-priority bare ground habitat). Retained trees and the inclusion of a bat box provide biodiversity enhancements. No irreplaceable habitats are affected.

Trees and Landscaping

The Tree Survey and Arboricultural Impact Assessment (GHA Trees, January 2026) concludes that the proposal requires the removal of only a small number of low-quality (Category C) self-set trees. All higher-value retained trees are located outside the proposed building footprint and will be protected in accordance with BS 5837:2012. The scheme increases permeable surfacing significantly.

Drainage and Surfaces

All new surfaces will be permeable (Driveline Piora® Charcoal and Drivesett Tegula Piora® Pennant Grey), providing a net gain of 448.5 m² of permeable area. Rainwater will discharge to a new soakaway, with foul drainage connecting to an existing off-site manhole.

Transport

The Motion Technical Note (March 2026) confirms the site is sustainably located with good access to bus services, local amenities within walking and cycling distance, and two dedicated parking spaces in accordance with local standards. Trip generation is negligible (one vehicle movement in peak hours).

5. Planning Policy Compliance

The proposal accords with the **National Planning Policy Framework** by making effective use of brownfield land, delivering sustainable development, and achieving high-quality design that responds to local character.

It is also consistent with Wokingham Borough policies, including:

- Core Strategy CP1, CP3, CP5 & CP9 – sustainable development, general principles, housing mix, and location within settlement limits.
- MDD Local Plan TB06 & CC02 – design quality, relationship to surroundings, and development limits.
- Borough Design Guide principles for residential development.

The modest scale, careful material palette, permeable landscaping, and technical compliance ensure the development integrates successfully without harming neighbouring amenity, highway safety, or the local environment.

6. Materials

Materials highlighted on Plans (1031 -8 PROPOSED MATERIALS)



7. Conclusion

This scaled-back proposal represents a sustainable and proportionate redevelopment of a small brownfield site. It delivers a high-quality new home while addressing previous concerns regarding over-development, enhancing biodiversity and permeability, and complying with all relevant national and local planning policies. We therefore respectfully request that planning permission be granted.





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