



## **PLANNING STATEMENT**

**DETAILS FOR THE CONSTRUCTION OF 2 NO. THREE-BEDROOM  
DWELLINGS IN RELATION TO THE PERMISSION IN PRINCIPLE**

**Ref. 261486 at**

**Land adjacent to 1 Ilbury Close, Shinfield, Reading, RG2 9DE.**

**PREPARED BY**

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## **1.0 INTRODUCTION**

- 1.1 This Planning Statement has been prepared on behalf of the applicant in support of an application for Technical Details Consent following an approved Permission in Principle under reference 261486 on 23<sup>rd</sup> July 2026 for the construction of 2 no. three-bedroom dwellings on land adjacent to 1 Ilbury Close, Shinfield, Reading, RG2 9DE.
- 1.2 As set out in the Planning Practice Guidance (PPG), Paragraph 003 (Reference ID: 58-003-20190615), once permission in principle is granted, a further application for Technical Details Consent (TDC) must be approved before development can commence. The approval of Technical Details Consent equates to the grant of full planning permission for the proposed development.
- 1.3 Accordingly, this full planning application seeks to secure Technical Details Consent pursuant to the previously approved permission in principle (Ref: 261486).

## **2.0 SITE AND SURROUNDINGS**

- 2.1 The application site comprises a vacant parcel of land located adjacent to 1 Ilbury Close in Shinfield. The site forms part of the residential curtilage associated with the existing dwelling and occupies a prominent corner position at the junction of Ilbury Close and Wheatfields Road.
- 2.2 Historically, the site accommodated a side extension and garage associated with the host dwelling. These structures have since been demolished, leaving an enclosed parcel of land which is currently vacant and underutilised.
- 2.3 The site is situated within an established residential area characterised by a mix of detached, semi-detached and terraced dwellings of varying ages and designs. Development in the surrounding area is predominantly two storeys in height and is set within well-defined residential plots.
- 2.4 Residential properties immediately adjoin the site to the north, east and south, whilst further residential development is located opposite the site along both Ilbury Close and Wheatfields Road. The surrounding area exhibits a spacious suburban character with a consistent residential appearance.

- 2.5 The site benefits from an established relationship with the surrounding highway network and is readily accessible from the public highway. Existing residential development within the immediate vicinity demonstrates the suitability of the area for additional residential accommodation.
- 2.6 Shinfield is identified as a sustainable settlement containing a range of services and facilities including schools, shops, community facilities, employment opportunities and public transport links. Future occupiers of the development would therefore have access to day-to-day services without reliance on longer distance travel.
- 2.7 The site is not subject to any landscape, heritage or other statutory designations that would prevent residential development in principle. Furthermore, the site is located within Flood Zone 1 and is therefore at low risk of flooding.
- 2.8 The site's location within an established residential area, together with its relationship to surrounding development and local services, makes it well suited to accommodate a modest residential development.

### **3.0 PLANNING HISTORY**

- 3.1 On 23rd July 2026, Permission in Principle was granted for the construction of 2 no. three-bedroom dwellings on land adjacent to 1 Ilbury Close (under reference 261486).

### **4.0 PROPOSAL**

- 4.1 This application seeks full planning permission (in the form of Technical Details Consent) for the details related to the approval for residential development comprising the construction of 2 no. three-bedroom dwellings on land adjacent to 1 Ilbury Close, Shinfield.
- 4.2 Plans have been prepared in support of the application to provide details of the two dwellings together with associated parking, private amenity space, boundary treatment, landscaping and access arrangements. Plans and a Transport statement are provided by Meyer Brown to demonstrate how the access arrangements are acceptable and will not harm highway safety.

## 5.0 PLANNING POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The Development Plan for the site comprises the Wokingham Borough Core Strategy (2010) and the Managing Development Delivery Local Plan (2014). The Wokingham Borough Local Plan Update is currently progressing through the examination process and, whilst it is a material consideration, only limited weight can presently be attributed to its policies.
- 5.3 National planning policy is set out within the National Planning Policy Framework 2026 (NPPF) which seeks to achieve sustainable development through the economic, social and environmental objectives of the planning system.
- Chapter 4 – Achieving Sustainable Development;
  - Chapter 6 - Delivering a sufficient supply of homes;
  - Chapter 12 – Making Effective Use of Land;
  - Chapter 14 – Achieving Well-Designed Places;
  - Chapter 15 – Promoting sustainable transport;
  - Chapter 18 – Managing flood risk and coastal change;

### **Wokingham Borough Core Strategy (2010)**

- CP1 – Sustainable Development;
- CP3 – General Principles for Development;
- CP5 – Housing Mix, Density and Affordability;
- CP6 – Managing Travel Demand;
- CP9 – Scale and Location of Development Proposals; and
- CP17 – Housing Delivery.

## **Managing Development Delivery Local Plan (2014)**

- CC01 – Presumption in Favour of Sustainable Development;
- CC02 – Development Limits;
- CC03 – Green Infrastructure, Trees and Landscaping;
- CC04 – Sustainable Design and Construction;
- CC07 – Parking;
- CC09 – Development and Flood Risk;
- CC10 – Sustainable Drainage;
- TB05 – Housing Mix;
- TB06 - Development of Private Residential gardens
- TB07 – Internal Space Standards.

5.4 In addition, the following emerging policies within the Wokingham Borough Local Plan Update are considered relevant material considerations:

- SS1 – Sustainable Development Principles;
- SS2 – Spatial Strategy and Settlement Hierarchy;
- SS10 – Meeting Our Housing Needs;
- C1 – Active and Sustainable Transport and Accessibility;
- C5 – Parking and Electric Vehicle Charging;
- H1 – Housing Mix, Density and Standards;
- FD1 – Development and Flood Risk;
- FD2 – Sustainable Drainage;
- NE1 – Biodiversity and Geodiversity;
- NE2 – Biodiversity Net Gain;
- NE4 – Trees, Woodland, Hedges and Hedgerows;
- DH1 – Place Making and Quality Design; and
- DH2 – Safeguarding Amenity.

- 5.5 The NPPF places significant emphasis on significantly boosting the supply of homes, making effective use of land, directing development towards sustainable locations and supporting well-designed places. These objectives are directly relevant to the proposed development.
- 5.6 This Statement demonstrates that the proposed residential development accords with the overarching objectives of the Development Plan and the NPPF and that there are no constraints which would prevent the site from being developed for residential purposes.

## **6.0 Principle of Development**

- 6.1 The principle of residential development on the application site has been established through the approval of Permission In Principle (PIP) under application reference 261486, which granted consent for 2 dwellings. This application for Technical Details Consent builds directly upon that approval, as set out in the Planning Practice Guidance (PPG), which confirms that development may only proceed following the grant of Technical Details Consent. The application site is located within the defined development limits of Shinfield and is surrounded by existing residential development. The site therefore occupies a sustainable location where the principle of residential development is supported by the spatial strategy of the Development Plan.
- 6.2 Core Strategy Policy CP1 seeks to promote sustainable development, whilst Policy CP9 directs development towards existing settlements and locations capable of accommodating growth. The proposal accords with these objectives by delivering additional housing within an established residential area where residents would have convenient access to local services, facilities, employment opportunities and public transport connections.
- 6.3 Policy CP17 seeks to support the delivery of new housing across the Borough. Whilst modest in scale, the proposed development would make a positive contribution towards housing supply through the delivery of two additional dwellings within a sustainable settlement location.
- 6.4 Policy CC02 of the Managing Development Delivery Local Plan supports development within defined development limits. The application site lies within the settlement boundary of Shinfield and forms part of the existing built-up area. The proposal therefore represents a logical and sustainable form of development which is consistent with the aims of the Development Plan.

- 6.5 The site comprises a vacant and underutilised parcel of land associated with the existing residential property. The proposal would make effective use of this land through the delivery of two additional dwellings whilst maintaining the site's residential character and function.
- 6.6 The National Planning Policy Framework places significant emphasis on significantly boosting the supply of homes and making effective use of land within sustainable locations. The proposed development would contribute towards both objectives by providing additional housing within an established residential area where future residents would have access to existing infrastructure, services and facilities.
- 6.7 The site is not subject to any statutory designation or known constraint that would prevent residential development in principle. Policy TB06 of the MDD Local Plan (Development of Private Residential gardens) states that proposals for new residential development that includes land within the curtilage of private residential gardens will only be granted planning permission where:
- a) The proposal makes a positive contribution to the character of the area in terms of:
    - i. The relationship of the existing built form and spaces around buildings within the surrounding area – **The housing is wholly in keeping with the surrounding development in terms of height, design and spacing between dwellings being similar to those on the road and neighbouring roads.**
    - ii. A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas – **The layout of the houses is very traditional with decent sized gardens for these family homes. The building line follows that of the existing housing on Ilbury Close and the houses are set off the boundary on this corner plot to ensure they don't feel overwhelming for local residents. The parking areas are also similar to those for neighbouring houses with off-street parking provided to the front of one house and to the rear of the corner house, on Wheatfields Road.**
    - iii. Existing pattern of openings and boundary treatments on the site frontage – **the proposed fencing around the corner would be low-lying at 600mm high and rising up to 1.8m along**

**the boundary on Wheatfields Road. This is in keeping with surrounding boundary treatment where there is a variety of fence heights and hedges.**

iv. Providing appropriate hard and soft landscaping, particularly at site boundaries – **the proposal includes a soft landscaped garden to the front of the house closest to the corner. The proposed landscape plan demonstrates a high standard of hard and soft landscaping.**

v. Compatibility with the general building height within the surrounding area – **the proposed houses are 2 storey in keeping with the neighbouring houses.**

vi. The materials and elevational detail are of high quality, and where appropriate distinctive and/ or complementary – **the proposed materials would be brick and clay roof tiles to match those on the neighbouring houses.**

b) The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking – **as demonstrated with the plans, the proposed houses meet the national space standards and as per the PIP approval, would proportionate to the size and location of the site with adequate space for parking.**

c) The proposal includes access, which meets appropriate highway standards – **complies – see the supporting highways statement to confirm this.**

d) The proposal does not lead to unacceptable tandem development – **complies.**

e) The design and layout minimises exposure of existing private boundaries to public areas and avoids the need for additional physical security measures – **complies.**

6.8 The officer's report for the approved PIP application concluded that "in the context of the scale of development, the site is considered to be in a sustainable location due to the prevalence of amenities and public transport links within close proximity to the site".

6.9 Accordingly, the principle of residential development on the site is considered acceptable and accords with the Development Plan and the objectives of the National Planning Policy Framework.

## 7.0 Character and Appearance

- 7.1 The application site is located within an established residential area characterised by a mix of detached, semi-detached and terraced dwellings set within generous residential plots.
- 7.2 The site occupies a prominent corner position and forms part of the existing built-up area of Shinfield. The surrounding pattern of development is predominantly residential in nature and exhibits a varied architectural character and layout.
- 7.3 The plans demonstrate that two dwellings can be accommodated on the site in a manner which respects the prevailing character of the area.
- 7.4 The layout demonstrates that the proposed amount of development is proportionate to the size of the site and would not appear cramped, incongruous or out of keeping with the established pattern of development within the surrounding area.
- 7.5 The officer's report for the approved PIP set out the following in relation to this application:

*"Ilbury Close and the surrounding roads are characterised typically by semi-detached dwellings set within established residential plots. There is a slight variation in plot size and architectural style, but the prevailing character is suburban in nature, with properties generally being two storeys in height and set behind landscaped frontages. The site occupies a prominent corner position and therefore has a greater presence within the street scene than many surrounding plots. Notwithstanding this, the surrounding area features mainly semi-detached dwellings set within plots of differing sizes and configurations.*

*The indicative material provides one example of how the site might be developed and assists in understanding whether the proposed quantum of development is capable of being accommodated. Although the detailed layout is not for approval as part of this application, it does demonstrate that the proposed quantum of development would not, in principle, appear excessive or out of character within the context of the surrounding residential area. The amount of development proposed is considered proportionate to the size and location of the site and is capable of being designed in a manner that respects the prevailing character, building pattern and townscape of the locality.*

*As per the indicative block plan, the proposed dwellings would front onto Ilbury Close and continue the established pattern of residential development along this part of the street scene. The corner plot location provides an opportunity for a scheme that addresses both road frontages, reinforcing the urban character of the area and contributing positively to local townscape. Furthermore, the indicative layout shows that*

*parking, soft landscaping and private amenity space could be accommodated within the site, suggesting that the development need not result in a cramped or incongruous form of development.*

*Whilst the final design and layout would be considered through a subsequent Technical Details Consent application, there is no substantive evidence to indicate that two dwellings could not be accommodated on the site in a manner that integrates successfully with the surrounding area.*

*Overall, the proposed location, residential land use and amount of development would not, in principle, give rise to unacceptable harm to the character and appearance of the area. The proposal is therefore considered to accord with Policy CP3 of the Core Strategy, relevant guidance contained within the Borough Design Guide SPD and the design objectives of the NPPF."*

- 7.5 The proposal would utilise a vacant and underutilised parcel of land within the settlement boundary and would represent a logical infill development which integrates with the existing residential environment.
- 7.6 The design, scale, appearance, landscaping and materials are such that the proposal represents a high-quality development on the site in keeping with the surroundings.
- 7.7 Accordingly, the proposed development would be capable of assimilating successfully into the surrounding townscape and would not result in any unacceptable harm to the character or appearance of the area.

## **8.0 Residential Amenity**

- 8.1 The proposed two dwellings would maintain appropriate relationships with surrounding residential properties. The landscape plan (ref. KICR PL-101) shows the distances of the rear gardens and shows that the relationship is similar to those existing on Ilbury Close. The rear of the house adjoining the current 1 Ilbury Close would extend out by 2.7m which is a distance that would not be unacceptable in terms of being overbearing or loss of light. The 45 degree line has been shown on the plan to demonstrate compliance with impact to the adjoining habitable room.
- 8.2 The relationship with no.1 Wheatfields Road is the same as that for the existing dwelling and in any event, the windows on the side of this property appear to be for non-habitable rooms and thus not as important as those to habitable rooms.

- 8.3 The proposal would ensure appropriate levels of private amenity space for future occupiers whilst maintaining suitable separation distances to surrounding development.
- 8.4 Given the size of the site, its relationship with neighbouring properties and the modest scale of development proposed, it is considered that a satisfactory residential environment can be achieved for both existing and future occupiers.
- 8.5 Accordingly, the proposal is considered to comply with Policy CP3 of the Core Strategy.

## **9.0 Highways and Access**

- 9.1 The application site is located within an established residential area and benefits from an existing relationship with the surrounding highway network.
- 9.2 The application is supported by a Transport Statement from Meyer Brown which sets out the site location and existing conditions, the development proposals & parking provision, trip generation and accident analysis. The conclusions are:
- The site is conveniently located within easy walking and cycling distance of numerous local amenities
  - The site benefits from good level of accessibility by active and public sustainable modes of travel
  - The proposals will be provided with suitable access, parking and servicing arrangements in compliance with local standards
  - The proposals will have no material impact upon the existing operation of the local highway network
- 9.3 Overall, the proposal is considered to comply with Policy CP6 of the Core Strategy which states that development should not lead to highway problems, along with providing for sustainable forms of transport and also to Policy CC07 which states that sufficient parking shall be provided as part of development proposals.

## **10.0 Trees, Ecology and Biodiversity**

- 10.1 The application site comprises a vacant parcel of land located within an established residential area and formerly accommodated structures associated with the existing dwelling at 1 Ilbury Close.
- 10.2 The site does not form part of any statutory nature conservation designation and there is no evidence to suggest that the principle of residential development would result in unacceptable ecological impacts.
- 10.3 The proposed development is modest in scale and relates to land situated within the existing built-up area of Shinfield. As such, the proposal would not result in the loss of any habitat of known ecological significance that would preclude development of the site.
- 10.4 Similarly, there are no significant trees within the site which would prevent residential development from being accommodated. The landscape plan demonstrates that the proposed amount of development can be delivered whilst retaining opportunities for soft landscaping and biodiversity enhancements.
- 10.5 Detailed ecological considerations, including any necessary surveys, mitigation measures and biodiversity enhancement opportunities, would be fully assessed through any subsequent Technical Details Consent application, where required.
- 10.6 Accordingly, there are no tree, ecology or biodiversity constraints which would prevent the development of the site for this proposal for 2 dwellings. Overall, the proposal complies with Policy CC03 of the MDD which states that development shall incorporate high quality landscaping and also to Policy TB21 of the MDD Local Plan which states that proposals shall retain or enhance the condition, character and features that contribute to the landscape.

## **11.0 Flood Risk and Drainage**

- 11.1 The application site is located within an established residential area and there is no evidence to suggest that it is affected by significant flood risk constraints.
- 11.2 The site is located within Flood Zone 1 and is therefore considered to be at low risk of fluvial flooding. Residential development is classified as a 'More Vulnerable' use within the Planning Practice Guidance and is considered appropriate within Flood Zone 1.

- 11.3 The application is supported by a Flood Risk Assessment & SuDS Strategy which demonstrates that the proposed development is at an acceptable level of flood risk, subject to the recommended flood mitigation measures being implemented.
- 11.4 It is therefore considered that flood risk and drainage matters can be satisfactorily addressed and do not represent a constraint to the residential development of the site in principle. The proposal therefore complies with Policy CC09 of the MDD which states that all sources of flood risk, including historic flooding, must be taken into account at all stages and to the appropriate degree at all levels in the planning application process to avoid inappropriate development in areas at risk of flooding.

## **12.0 CONCLUSION**

- 12.1 This Planning Statement supports a full planning application (Technical Details Consent) for the construction of 2 no. three-bedroom dwellings on land adjacent to 1 Ilbury Close, Shinfield.
- 12.2 The application site is located within the defined development limits of Shinfield and occupies a sustainable location within an established residential area. The proposal would make effective use of a vacant and underutilised parcel of land whilst contributing towards the delivery of additional housing within the Borough.
- 12.3 The proposed development accords with the overarching objectives of the Development Plan, including those relating to sustainable development, housing delivery and the efficient use of land. The proposal is also consistent with the aims and objectives of the National Planning Policy Framework.
- 12.4 The plans submitted in support of the application demonstrate that the proposed development can be accommodated on the site without giving rise to any unacceptable impacts in respect of character and appearance, residential amenity, highways, trees, ecology or drainage.
- 12.5 The detailed design, layout, and scale of the proposed dwellings reflect the established character of the local area and meet the requirements of relevant development plan policies. The dwellings will provide a high standard of amenity for both future and neighbouring occupiers, in line with national space standards and good practice design principles.

- 12.6 The scheme provides safe and suitable access from Ilbury Close, with sufficient off-street parking and space for refuse and emergency vehicles, as set out in the transport statement.
- 12.7 The proposal represents a sustainable and well-considered form of small-scale development that respects its context and delivers new housing in accordance with adopted planning policy.
- 12.8 In view of the above, it is respectfully requested that the Local Planning Authority supports this application and grants full planning permission through the approval of Technical Details Consent.