

PLANNING REF : 251885
PROPERTY ADDRESS : Watermoor Point
: Watermoor Point Watermoor Road, Cirencester, Gloucestershire
: GL71LF
SUBMITTED BY : Oliver Wright
DATE SUBMITTED : 11/08/2025

COMMENTS:

On behalf of the National Annexe Planning Consultancy (NAPC), I am writing to offer our formal support for planning application reference 251885, which seeks permission for the proposed erection of an annexe for ancillary use to the main dwelling at 18 Tangley Drive, Wokingham, RG41 2NY.

NAPC is the national voice for ancillary and modular accommodation, with extensive expertise in supporting developments that make efficient use of existing residential plots. Ancillary annexes such as the one proposed are an effective and sustainable means of responding to the growing need for flexible living arrangements, including multigenerational households and care provision, without placing additional strain on local infrastructure or requiring large-scale new development.

We note that the application clearly states the annexe is for ancillary use, which is essential to ensure it remains subordinate to the main dwelling and avoids the risk of future separation. We encourage the applicant to ensure that the scale, layout, and access arrangements reinforce this relationship and comply with relevant planning policies. Should the applicant wish to discuss best practice or policy compliance, we warmly invite them to contact NAPC for independent advice and long-term peace of mind. Further information and support can be found at <https://napc.uk/annexe-support/>.

We also encourage Wokingham Borough Council to consider the positive impact of supportive annexe policies in future reviews of the local plan. Experience from Ireland and California demonstrates that ancillary accommodation can play a significant role in relieving housing pressure and supporting sustainable communities.

NAPC remains committed to constructive engagement and would be pleased to assist the applicant or the local authority in any aspect of ancillary accommodation policy or practice.