

DESIGN & ACCESS STATEMENT

30/06/2025



Prepared For :

65, Poperinghe Way, Arborfield, RG2 9LW

HOUSEHOLDER APPLICATION FOR RELOCATION AND EXTENSION OF EXISTING FENCE

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INTRODUCTION

This design and access statement has been prepared to explain the proposal for relocation and extension of an existing fence in accordance with the National Planning Policy Framework (NPPF), Wokingham borough Council Design Guide SPD and Wokingham Borough Local Plan Update 2023 - 2040.

Planning Permission is sought for:

HOUSEHOLDER APPLICATION FOR RELOCATION AND EXTENSION OF EXISTING FENCE.

THE SITE & SURROUNDING AREAS

Poperinghe Way is situated in Arborfield, within the South East region of England. It falls under the Barkham & Arborfield ward and the Wokingham parliamentary constituency. No. 65 is located in Arborfield Green, a modern residential development in the Borough of Wokingham, approximately five miles from Reading. The area is characterised by contemporary housing in a peaceful, family-friendly environment, offering convenient access to schools, local amenities, green spaces, and transport links—making it a desirable and well-connected place to live.

PLANNING HISTORY

Pre-application Advice Response Letter application number : 251077

Proposal: Pre-application advice for the proposed change of use from amenity land to residential and relocation and extension of fence.

Expiry Date: 5 June 2025

Summary The proposal does not raise any concern from a character perspective, nor would there be any impact upon neighbouring sites. Nonetheless, the applicant would need to demonstrate that the new fence line would have an acceptable impact on highways safety, with emphasis placed on the response from the Highways Officer.

EXISTING STRUCTURE

65 Poperinghe Way is a new build end-terrace house and is arranged over two storeys and constructed in a contemporary brick-built style, typical of the area. It features a pitched roof, double-glazed windows, and a modest front dormer. Internally, a spacious rear living/dining area has access to a private garden. The property also benefits from off-street parking and is positioned at the end of a quiet residential row, offering additional privacy and side access. The existing fence aligns with the building wall and continues around the boundary of the plot. Previously, a firethorn hedge (*Pyracantha*) ran along the side of the property, but it was removed due to safety concerns—its long, sharp thorns posed a risk to anyone walking along that side. Additionally, the hedge made it difficult to exit vehicles parked in the adjacent spaces without risk of injury.



PROPOSED STRUCTURE

The proposed development includes repositioning the side boundary fence to extend over the unused kerb area, running part way along the side of the property and connecting to the main building wall. A 1.5m x 1.5m visibility splay has been incorporated at the rear car bay to allow safe access and manoeuvring for the two designated parking spaces. No changes are proposed to the main building as part of this application.

PARKING

The parking arrangement remains unchanged.

BIODIVERSITY

The proposal is small in scale and does not impact any known ecological features or habitats. Therefore, no biodiversity survey is considered necessary for this application.

PLANNING POLICY CONTEXT

The proposed application can be considered under the following guidelines and have adhered to the guidance set out by:

National Planning Policy Framework

U1 Quality of Design: “All new development should represent high quality design and should be in keeping with the council’s objectives of sustainable development and ensuring community safety.”

The proposal has been designed with quality and in reference to the residential design guide. The style, massing, scale, and density of the proposed development do not harm the character of the area but, in fact, mimic what has been implemented on the street. The proposal enhances the standard of living by improving safe access to the parking bays and increasing the usable garden space within the property.

U2 Design and Layout of Development: “All development proposals should (b) provide satisfactory levels of sunlighting, daylighting, privacy and outlook, both to the development and to existing adjoining buildings and uses”

The proposed development does not compromise sunlighting, daylighting, privacy, or outlook for either the application property or the adjoining buildings and uses, in accordance with Policy U2.

U3 Integration of Character:

“(b) the use of materials, textures, finishes and colours in buildings and hard landscaping”

All external elevations of the proposed fence will be consistent with the existing design, using brown wooden panels and posts. The hard landscaping in the newly enclosed area will also be constructed using materials that match the existing finishes.

Wokingham Borough Council Design Guide SPD

Policy R2 – Responding to Local Character and Context

The proposed relocation and extension of the side boundary fence will maintain visual consistency with the existing setting by matching the same materials as existing. This approach respects the character of the local area and aligns with the principles outlined in the Wokingham Borough Design Guide SPD, which encourages development to respond to its context through appropriate use of materials and design detailing.

Section 4.7 – Privacy, Visual Impact and Amenity

The proposed works improve the functionality of the private garden by incorporating adjacent land, without adversely affecting neighbouring properties in terms of privacy, daylighting, or visual amenity. This aligns with the guidance in Section 4.7 of the Borough Design Guide SPD, which supports extensions and alterations that enhance the quality of residential amenity while safeguarding the interests of adjoining properties.

Wokingham Borough Council Local Plan Update 2023–2040

Policy C2 – Mitigation of Transport Impacts and Highways Safety and Design

A visibility splay has been included in the proposal to ensure safe access to and from the two vehicle parking spaces adjacent to the fence. This provision directly supports Policy C2 of the Local Plan Update, which emphasises the need for developments to minimise transport impacts and promote highway safety through thoughtful design.

CONCLUSION

This design and access statement has been prepared to explain the proposal for relocation and extension of an existing fence in accordance with the National Planning Policy Framework (NPPF), Wokingham borough Council Design Guide SPD and Wokingham Borough Local Plan Update 2023 - 2040. It is intended to conform to the character and appearance of the area and the neighboring buildings.

Therefore, it is requested that the Local Authority grants planning approval for the same.

DESIGN AND ACCESS STATEMENT

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