

PLANNING STATEMENT

Ref: Brookside-PS-01

Date: 12.08.2026



Proposed Development

Remodelling of Existing Dwelling Including Two-Storey Front, Side and Rear Extensions with Ancillary Annex

Site Address

Brookside, Forest Road, Wokingham, RG40 5SA

Prepared by

Adapt Architecture Limited

1. Introduction and Proposal

This Planning Statement has been prepared in support of a householder planning application for the extension, remodelling and enhancement of Brookside, an existing detached one-and-a-half-storey dwelling located on the western side of Forest Road, within Wokingham Borough.

The proposal seeks planning permission for a coordinated scheme of two-storey front, side and rear extensions together with the provision of a one-bedroom ancillary annex.

The purpose of the proposal is to provide improved long-term family accommodation through the sensitive enlargement and improvement of the existing dwelling. The scheme has been designed to create a coherent and balanced home while retaining the established residential character of the site.

The proposed annex will remain ancillary to the principal dwelling. It will be physically connected to Brookside, share the same residential use and occupation.

While the annex features its own separate external access to provide a practical degree of independence for its occupant, it will remain strictly ancillary through the following operational characteristics:

It will not have a separate address, or independent residential curtilage.

Following completion, the dwelling will provide approximately 512 m² Gross Internal Area (GIA) compared with the existing approximately 178 m² GIA. Whilst this represents a significant numerical increase, planning judgement must consider the particular circumstances of the site, including:

- the exceptionally large residential plot;
- the established built form already present;
- the significant separation from neighbouring properties;
- the mature landscape setting;
- the quality of the proposed design; and
- the absence of any unacceptable impact upon neighbouring amenity or environmental constraints.

The application is supported by detailed technical assessments covering flood risk, ecology, arboriculture and highways. These demonstrate that the development can be accommodated without unacceptable harm.

2. Site Context and Existing Baseline Condition

Brookside occupies a generously proportioned residential plot extending to approximately 1.7 acres. The property is significantly larger than the majority of surrounding residential plots and benefits from extensive landscaped grounds, mature vegetation and substantial separation from neighbouring dwellings.

The dwelling is positioned within the front east part of the plot with residential development to the east and mature woodland to the west. This arrangement provides a strong degree of visual containment and allows the property to sit comfortably within its landscape setting. (4.2m separation to east boundary, 23m to front boundary and circa 18m to west boundary),

The existing site already contains a number of lawful ancillary buildings which form part of the established built context of Brookside.

These include:

Stables, Store & Car Port

Approximately 138.6 m²

Garage / Workshop

Approximately 202.2 m²

The Garage, approved under planning reference 44598, this building has subsequently been internally adapted to provide a home gym and storage.

These buildings are important when assessing the baseline condition of the site. They demonstrate that Brookside is not an undeveloped residential plot but an established property with a long-standing pattern of substantial residential and ancillary accommodation.

The current proposal does not introduce development into undeveloped countryside. Instead, it represents the consolidation and improvement of an existing residential use within an already developed residential curtilage.

3. Planning Policy Context

The proposal has been assessed against the adopted development plan for Wokingham Borough, comprising the Core Strategy and the Managing Development Delivery (MDD) Local Plan. The Core Strategy establishes the strategic framework for development within the Borough, while the MDD Local Plan provides detailed development management policies used in determining planning applications. ([Wokingham Borough Council](#))

The proposal has also been assessed against the principles of the National Planning Policy Framework (NPPF), which supports high-quality design, sustainable development, protection of residential amenity and making effective use of existing land and buildings.

The key planning considerations are addressed below.

3.1 Design and Character

The proposal accords with the requirement for development to respond positively to local character and deliver high-quality design.

Although the completed dwelling will represent a significant increase in accommodation, the assessment of scale cannot be based solely upon floor area comparisons. The relevant consideration is whether the enlarged dwelling is appropriate within its physical and visual context.

Brookside benefits from an unusually generous plot which provides the capacity to accommodate additional accommodation without creating a cramped or visually harmful form of development.

The proposal:

- retains the existing residential use;
- remains within the established residential curtilage;
- respects neighbouring separation distances;
- improves the architectural coherence of the existing dwelling; and
- avoids expansion into undeveloped land.

The completed dwelling will therefore represent a managed enhancement rather than an unacceptable intensification of development.

3.2 Residential Amenity

The proposal has been designed to safeguard neighbouring residential amenity.

The substantial plot size, boundary separation, mature landscaping and careful orientation of windows and extensions ensure that the development will not result in unacceptable:

- overlooking;
- loss of privacy;
- overshadowing;

- loss of light; or
- overbearing impact.

The proposal maintains the established relationship between Brookside and surrounding properties.

3.3 Sustainable Use of Existing Residential Land

The NPPF encourages efficient use of land where development can be achieved without unacceptable harm.

The proposal represents sustainable residential enhancement because it:

- improves an existing dwelling;
- avoids development of greenfield land;
- does not create an additional dwelling;
- does not extend beyond the established residential boundary; and
- makes better use of existing infrastructure and services.

The development therefore represents an appropriate form of residential intensification.

3.4 Landscape and Countryside Character

The proposal has been carefully designed to respect the established landscape character of the site and its surroundings.

The development is contained entirely within the existing residential curtilage of Brookside and does not extend into previously undeveloped land. The proposal therefore represents the consolidation and enhancement of an existing residential property rather than an expansion of built development into the countryside.

The spacious nature of the plot, existing mature landscaping and boundary vegetation provide substantial visual containment, ensuring that the enlarged dwelling remains a discreet feature within the wider landscape.

The proposal will not result in unacceptable harm to the rural character of the area and maintains the established relationship between built form, vegetation and open land.

4. Relevant Planning History

Brookside has an extensive planning history demonstrating the gradual evolution of the property over several decades. This history establishes that the site has long been capable of accommodating residential improvement and substantial ancillary development.

Relevant applications include:

Reference	Proposal	Decision
153/73	Outline application for house and garage	Refused 22/02/1973
11186	Two-storey extension	Refused 02/08/1979
13228	Two-storey addition	Approved 02/05/1980
33383	Certificate of lawful use as motor engineer	Granted 04/07/1984
44598	Replacement workshop for motor repairs (approximately 200 m ²)	Approved 25/07/1995
F/2010/2312 (102207)	Single-storey rear conservatory extension	Approved 04/02/2011
241779	Change of use of existing building to create one dwelling	Withdrawn 13/11/2024

The planning history demonstrates that Brookside has evolved incrementally through extensions, ancillary buildings and changes associated with its residential use.

In particular, the approval of the replacement workshop under reference 44598 confirms that the site has an established pattern of significant built form. The current proposal should therefore be assessed against the existing developed character of the property rather than as development of a previously undeveloped residential plot.

5. Scale, Design and Proportionality

The proposal represents a comprehensive improvement to the existing dwelling through a coordinated extension and remodelling scheme.

The resulting increase in accommodation is acknowledged; however, planning judgement should not be based solely on a comparison of existing and proposed floor areas.

A large increase in internal accommodation does not automatically result in unacceptable development where:

- the site has sufficient capacity;
- the design responds appropriately to its setting;
- neighbouring amenity is protected; and
- the development does not harm landscape character.

Brookside benefits from exceptional spatial capacity, with approximately 1.7 acres of residential land allowing the enlarged dwelling to remain visually contained.

The proposed development maintains generous separation distances:

<u>Location</u>	<u>Separation</u>
Eastern boundary	- 4.2 metres
Highway frontage	- Over 23 metres
Western boundary	- 18 metres

The increase in ridge height is limited to 1.1 metres, ensuring that the finished dwelling remains below the ridge height of neighbouring Little Binfield House.

The design approach has been to create a balanced and coherent dwelling rather than a collection of unrelated additions. The extensions are arranged to improve the appearance and functionality of the existing property while retaining its relationship with the surrounding landscape.

The proposal therefore represents an appropriate enhancement of an established residential property.

6. Ancillary Annex Assessment

The proposed one-bedroom annex is an ancillary element of the main dwelling and does not constitute the creation of an additional residential unit.

The annex will:

- remain physically connected to Brookside;
- share the same residential occupation;
- share services and utilities with the main dwelling;
- have no independent planning identity;
- have no separate garden or residential curtilage; and
- rely upon the main dwelling for its function.

The accommodation is intended to provide flexibility for family members, guests or similar ancillary residential needs.

The proposal therefore accords with the principle of ancillary accommodation and does not represent subdivision of the site or the creation of a separate dwelling.

7. Technical Assessments

7.1 Residential Amenity

The proposed development has been designed with careful consideration of neighbouring properties.

The combination of:

- substantial plot size;
- boundary separation;
- building orientation; and
- appropriate window placement

ensures that the development will not result in unacceptable impacts.

There will be no harmful overlooking, unacceptable loss of privacy, significant overshadowing or overbearing relationship with neighbouring dwellings.

7.2 Flood Risk

A Flood Risk Assessment prepared by Evans Rivers and Coastal (November 2025) confirms that while areas of the wider landholding are affected by Flood Zones 2 and 3, the existing dwelling and all proposed extensions are located entirely within Flood Zone 1, representing the lowest category of flood risk.

The proposal therefore avoids locating built development within areas of identified flood constraint.

The development is appropriately located and does not increase flood risk elsewhere.

7.3 Ecology and Biodiversity

Ecological surveys undertaken by GS Ecology between November 2025 and July 2026 identified a single soprano pipistrelle day roost beneath a northern rear dormer hanging tile.

The proposal incorporates appropriate mitigation and enhancement measures, including:

- Natural England licensing where required;
- ecological supervision;
- installation of Schwegler 2F bat boxes;
- integrated bat access tiles; and
- sensitive external lighting design.

The scheme therefore avoids unacceptable ecological impacts and provides appropriate biodiversity enhancement.

7.4 Arboriculture

The Arboricultural Impact Assessment prepared by SouthOaks confirms:

- no Tree Preservation Orders affect the site;
- the site is not within a Conservation Area; and
- the proposed works have limited impact on existing vegetation.

Only one small, low-quality pear tree (T5) requires removal.

All retained trees will be protected during construction in accordance with BS5837:2012, with additional replacement planting proposed to reinforce the site's landscape character.

7.5 Highways and Parking

No alteration is proposed to the existing vehicular access from Forest Road.

The proposal does not create an additional dwelling and therefore does not generate a material increase in traffic movements.

The site retains extensive off-street parking and turning capacity, ensuring that highway safety is maintained.

8. Comparable Local Decisions

While each application must be determined on its own merits, comparable decisions demonstrate that substantial residential accommodation can be acceptable where it is appropriate to its setting.

Metric	Brookside, Forest Road	The Vale, Road	Forest	Newton House, Foxley Lane
Development Type	Extension and remodelling	Replacement dwelling with annex		Replacement dwelling
Internal Floor Area	512 m ²	477 m ²		557 m ²
Site Area	1.7 acres	1.5 acres		1.3 acres
Retained Outbuildings	Approx. 340.8 m ²	196.7 m ²		292.3 m ²

Areas based on CIL Calculations & Measured RICS Survey. Site Area from Google Earth.

See bottom of document for planning references

These examples demonstrate that larger residential footprints can be successfully accommodated where development is supported by:

- appropriate plot size;
- high-quality design;
- suitable separation;
- landscape integration; and
- protection of neighbouring amenity.

Brookside benefits from a particularly generous site compared with many examples, while retaining the existing dwelling rather than pursuing a more intensive demolition and replacement approach.

9. Policy Compliance Matrix

Planning Objective	Assessment of Proposal
High-quality design	The proposal provides a coherent architectural improvement to the existing dwelling and respects the character of the site.
Protection of residential amenity	Separation distances and orientation ensure no unacceptable impacts on neighbours.
Efficient use of land	The proposal improves an existing dwelling within an established residential curtilage without expanding into undeveloped land.
Landscape protection	Existing mature landscaping is retained, protected and enhanced through replacement planting.
Biodiversity protection	Ecological mitigation measures address identified bat constraints and provide enhancement.
Flood risk management	Development is located within Flood Zone 1 and does not increase flood risk elsewhere.
Highway safety	Existing access arrangements remain unchanged and sufficient parking and turning are retained.
Protection of countryside character	The proposal does not extend beyond the established residential curtilage or encroach into undeveloped countryside.
Ancillary accommodation	The annex remains physically and functionally connected to the main dwelling and does not create a separate residential unit.

10. Planning Balance and Conclusion

The proposal represents a carefully considered enhancement of an established residential property.

Although the scheme results in a significant increase in internal accommodation, the planning assessment must recognise the exceptional circumstances of the site. Brookside benefits from a large residential plot, substantial separation from neighbouring properties, established landscaping and an existing pattern of significant built development.

The proposal:

- improves an existing dwelling;
- remains within the established residential curtilage;
- avoids development of undeveloped countryside;
- does not create an additional dwelling;
- protects neighbouring amenity;
- incorporates ecological mitigation;
- protects retained trees; and
- maintains highway safety.

The technical assessments submitted with the application demonstrate that there are no unacceptable residual impacts arising from the development.

The proposal therefore represents sustainable and appropriate residential enhancement, consistent with the objectives of the adopted Wokingham development plan and the National Planning Policy Framework.

Accordingly, planning permission is respectfully requested.

Site Photos



Google Earth



Front Elevation



Front



Rear



Side



Side



Outbuildings

Local Comparables

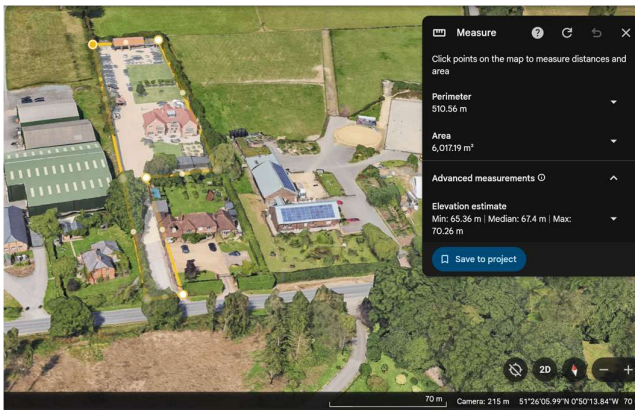
1. The Vale



Yellow Arrow: The Vale, Forest Road, RG40 5QY

Blue Arrow: Brookside, Forest Road, RG40 5QY

Planning Inspectorate Appeal Reference: Appeal B: APP/X0360/C/22/3299591 - 24 May 2023



Site Area – Source: Google Earth

Approximate Floor Area = 477.0 sq m / 5134 sq ft
Outbuildings = 196.7 sq m / 2117 sq ft
Total = 673.7 sq m / 7251 sq ft
(Excluding Void / Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @thorwallsgroup.com #10880

Floor Areas- Source: Knight Frank - RICS Measured Survey

2. Newton House



Blue Arrow: Brookside, Forest Road, RG40 5QY

Orange Arrow: Newton house – Formerly Foxley Farm, Foxley Lane , RG42 4EG

Planning Inspectorate Appeal Reference: APP/X0360/W/20/3252719

Local Authority Application Reference: 193184 (Wokingham Borough Council)



Site Area – Source: Google Earth

(A) Description of the development (s)	(B) Existing gross internal area (square metres)	(C) Gross internal area to be demolished (square metres)	(D) Total gross internal area (existing plus proposed) (square metres)	(E) Additional gross internal area to be added to the existing gross internal area (square metres)
Market housing (residential)	198	0	198	0
Social housing (including care homes, nursing homes, etc.) (residential)	0	0	0	0
Total residential	198	0	198	0
Total non-residential	131.9	0	131.9	0
Grand total	330.9	0	330.9	0

7 Existing Buildings

How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposal?

Number of buildings = 0

If 0 please state the reason/s building/s of an existing building/s that is/are retained or demolished. In the gross internal area that is to be retained, please state the number of existing buildings that are to be retained by a separate description of each in the monthly monitoring table. If the gross internal area of any existing building/s is to be demolished, please state the number of existing buildings that are to be demolished by a separate description of each in the monthly monitoring table. If the gross internal area of any existing building/s is to be partially demolished, please state the number of existing buildings that are to be partially demolished by a separate description of each in the monthly monitoring table. If the gross internal area of any existing building/s is to be retained, please state the number of existing buildings that are to be retained by a separate description of each in the monthly monitoring table. If the gross internal area of any existing building/s is to be demolished, please state the number of existing buildings that are to be demolished by a separate description of each in the monthly monitoring table. If the gross internal area of any existing building/s is to be partially demolished, please state the number of existing buildings that are to be partially demolished by a separate description of each in the monthly monitoring table.

Are the buildings of an existing building/s of an existing building/s that is/are retained or demolished?	Gross internal area to be retained	Proposed area of retained gross internal area	Gross internal area to be demolished	Is the building/s a listed building/s? If so, please state the grade of the listed building/s. If the proposed area of the listed building/s is to be demolished, please state the number of listed building/s. If the proposed area of the listed building/s is to be partially demolished, please state the number of listed building/s. If the proposed area of the listed building/s is to be retained, please state the number of listed building/s.	Is the building/s a listed building/s? If so, please state the grade of the listed building/s. If the proposed area of the listed building/s is to be demolished, please state the number of listed building/s. If the proposed area of the listed building/s is to be partially demolished, please state the number of listed building/s. If the proposed area of the listed building/s is to be retained, please state the number of listed building/s.
1	0	0	0	No	No
2	0	0	0	No	No
3	0	0	0	No	No
4	0	0	0	No	No
5	0	0	0	No	No
6	0	0	0	No	No
7	0	0	0	No	No
Total Existing Buildings	0	0	0	0	0

Floor Areas - Source: Submitted CIL Calculation