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Design and Access Statement with Planning Statement

Project: Proposed Single-Storey Side Extension**Address:** 82 Cannock Way, Earley, Reading, RG6 4EF**Prepared by:** Kosma Rybak Ltd**Date:** July 2024

1.0 Introduction

1.1 This Design, Access, and Planning Statement has been prepared to support a full planning application for a proposed single-storey side extension at 82 Cannock Way, Earley.

1.2 The purpose of this statement is to explain the design principles that have informed the proposal, demonstrating that the development is a suitable response to the site and its setting. It also details how issues of access have been considered and provides a full planning statement addressing how the proposal accords with relevant national and local policies.

2.0 Site Analysis & Context

2.1 **Use:** The application site is a ground-floor flat within a two-storey residential building which comprises four units in total. The proposed development is ancillary to the existing residential use of the flat.

2.2 **Context:** The property is situated within an established residential area in Earley. In line with the Wokingham Borough Design Guide SPD, the character of the area is identified as **Informal suburban**. This character is defined by curved culs-de-sac, varied building lines, and predominantly detached or semi-detached houses, often with open front gardens. The existing property and its surroundings are typical of this character type.

2.3 **Site Characteristics:** The application flat (No. 82) occupies the ground floor and benefits from a private garden area to the side and front. The proposed extension is sited on the south-facing aspect of the property. The topography of the site is level.

3.0 Design

3.1 Amount: The proposal is for the erection of a single-storey side extension. The development is modest in scale, with a Gross External Area (GEA) of 20m², and is intended to provide improved living accommodation.

3.2 Layout: The extension is sited to the side of the property, utilising part of the private garden area. The layout has been carefully considered to have no adverse impact on the amenity of neighbouring properties or other flats within the building. A gap of 634mm is maintained from the boundary with the neighbouring property at No. 72. The justification for this distance is provided in the Planning Statement below.

3.3 Scale: The scale of the extension has been designed to be subservient to the host dwelling. The flat roof design and modest maximum height of 3357mm ensure the extension does not appear overbearing and does not impact the outlook from the first-floor maisonette above.

3.4 Appearance: The aesthetic of the extension is designed to be cohesive with the existing building.

- **Walls:** External elevations will be constructed from red facing brick to precisely match the host dwelling.
- **Roofline:** The new soffit and fascia will be finished to match existing materials and colour.
- **Fenestration:** New bi-fold doors will have a simple, contemporary design that complements the property. The overall appearance will be that of a subtle and fully integrated addition.

3.5 Landscaping: The existing private garden area will be retained. The extension occupies only a portion of this space, and no existing hedging, trees, or other significant landscape features will be removed or affected.

4.0 Access

4.1 Vehicular and Pedestrian Access: The property's dedicated off-street parking and pedestrian access to the main entrance will be entirely unaffected by the proposal. New bi-fold doors will provide direct access from the extension to the private garden.

4.2 Inclusive Access: The proposal relates to a ground-floor flat, and the extension will create a level-access addition to the living space. The development therefore maintains and enhances the accessibility of the dwelling.

5.0 Planning Statement

5.1 Introduction

This section demonstrates that the proposal is an acceptable form of development that accords with the relevant policies of the National Planning Policy Framework and the Wokingham Borough Development Plan.

5.2 Relevant Planning History

A search of the Wokingham Borough Council's online planning portal was undertaken on 7th July 2025. It revealed no previous planning applications for this property. The site therefore has no relevant planning history to consider.

5.3 National Planning Policy Framework (NPPF)

The NPPF sets out a presumption in favour of sustainable development. Chapter 12 of the NPPF, "Achieving well-designed places," states that good design is a key aspect of sustainable development and that planning decisions should ensure that developments are "sympathetic to local character and history, including the surrounding built environment and landscape setting".

The proposed extension fully accords with this objective. It has been carefully designed to be subservient in scale and uses materials that precisely match the host dwelling. This ensures it will be a subtle and cohesive addition that respects the character of the existing property and the wider "Informal suburban" street scene.

5.4 Accordance with the Development Plan (Local Policies)

The Development Plan for the borough consists of the **Wokingham Borough Core Strategy (2010)** and the **Managing Development Delivery (MDD) Local Plan (2014)**. The **Borough Design Guide SPD (2012)** is also a key material consideration. The proposal accords with the following relevant policies:

- **Policy CC03 of the MDD: Green Infrastructure, Trees and Landscaping** This policy requires proposals to protect and retain existing trees, hedges, and other landscape features. The proposal is fully compliant as the extension is sited within the private garden area and will not result in the removal of any trees or significant hedging.
- **Policy TB06 of the MDD: Development of Private Residential gardens** This policy seeks to resist inappropriate development of residential gardens that would cause harm to the local area. This proposal is for a modest extension that occupies a small part of the existing garden. Its high-quality, subservient design ensures it makes a positive contribution and does not harm the character or appearance of the area, thereby according with the principles of this policy.
- **Borough Design Guide SPD (2012)** This document provides detailed guidance on residential extensions. The proposal has been designed to comply with its core principles:
 - **Section 3B.2.6 Informal suburban:** The proposal respects the identified "Informal suburban" character by being an ancillary extension to an existing dwelling within the established pattern of development.
 - **Section 4.11 Alterations and extensions (Policy R23):** This requires extensions to be well-designed, subservient, and to relate well to the host building and neighbours. The proposal achieves this through its modest scale,

flat roof, and use of matching materials. The relationship with the boundary is discussed in detail below.

- **Section 4.7 Privacy, visual impact and amenity:** The layout avoids any direct overlooking and ensures a good quality of life for both the occupants and neighbouring residents, in line with the principles of the guidance.

5.5 Justification for Boundary Distance

It is acknowledged that Section 4.11 of the Borough Design Guide SPD (BDG) advises that a side extension should be set at least 1m from the plot boundary. This proposal includes a gap of 634mm. A departure from this specific guideline is considered acceptable and justified on this site for the following compelling reasons:

- **Lack of Impact on Neighbouring Amenity:** The adjoining property at No. 72 has previously been extended up to the shared boundary line. Consequently, the outlook from this neighbouring property is already of a flank brick wall. The proposed extension will not result in any material change to this outlook or create any undue sense of enclosure. Furthermore, the application property (No. 82) is south-facing, meaning the proposed extension is sited to the north of the neighbouring property and will not cause any overshadowing or loss of light. Therefore, the proposal will cause no demonstrable harm to the residential amenity of the adjoining property.
- **Maintaining the Character of the Area:** The BDG identifies the area's character as "Informal suburban". This character type is defined by informal layouts and varied building lines, rather than a rigid or regular rhythm of gaps between buildings. The proposed 634mm gap does not disrupt a formal established pattern and causes no harm to the character of the street scene, remaining consistent with the informal nature of the area.
- **Critical Need to Provide Adequate Living Space:** The primary purpose of the extension is to improve the substandard living conditions for the occupants by providing a much-needed second bedroom.
- The BDG, referencing The London Housing Guide, states that a **1-bedroom flat** should have a minimum Gross Internal Area (GIA) of **50m²**. The existing flat has a GIA of only **36.79m²**, which is already below this minimum standard.
- The proposal seeks to create a 2-bedroom flat. The minimum standard for a 2-bedroom flat is **61m²**.
- The proposed extension provides a modest 16.05m² of additional internal space. Even with this addition, the flat's total GIA will only just approach the minimum standard for a 2-bed flat, which highlights the essential nature of the proposal. Reducing the extension's width to achieve a 1m gap would render the new room unusable for its intended purpose and would fail to provide the functional accommodation needed.

For these reasons, the proposal is considered a well-justified and necessary departure from the 1m guidance, striking the right balance between policy considerations and the need to provide adequate living accommodation.

5.6 Conclusion

The proposed single-storey side extension has been carefully designed to provide necessary additional living space for the residents of 82 Cannock Way. The design is sensitive to its context, using matching materials and a subservient scale to ensure it integrates seamlessly with the host dwelling and the "Informal suburban" character of the surrounding area.

While a reduced gap to the side boundary is proposed, it has been demonstrated that this causes no material harm to neighbouring amenity or the character of the area. The proposal has been shown to be a high-quality, sustainable form of development that accords with the core principles of the National Planning Policy Framework and the Wokingham Borough Development Plan. We therefore respectfully request that planning permission be granted.