

Planning, Design and Access Statement

for:

Two storey side extension

for:

Mr and Mrs Farmery

at:

98 Broad Hinton
Twyford
Berkshire
RG10 0XH

June 2025

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Site

98 Broad Hinton, Twyford, RG10 0XH

Applicant:

Mr and Mrs Farmery

Document revisions

No:	Details:	Date:
DH/98BH/3	Planning Application	June 2025

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1.0 Introduction

- 1.1 This Statement accompanies a planning application proposing a two storey side extension to the dwelling at 98 Broad Hinton.
- 1.2 The application property has no recent planning history:
- 1.3 The extension proposed is to be located on the southern flank of the dwelling and would retain the existing character of the dwelling and the street scene through being of a good design and using matching materials.
- 1.4 The application property is located on the western side of Broad Hinton, and is a detached dwelling. The application site is relatively flat, but the road does start to rise as it heads in a south westerly direction.
- 1.5 The house is not located within a Conservation Area, it is not listed and neither are the adjoining properties either nationally or locally.
- 1.6 There are no TPOs at or adjacent to the site and the site is not at risk from flooding or surface water flooding.

2.0 Planning Analysis

Nationally

- 2.1 The National Planning Policy Framework (NPPF) was published in March 2012 and revised in July 2018, February 2019, July 2021 and again in September and December 2023, with the latest revisions issued in December 2024.
- 2.2 The NPPF provides the Government's framework for delivering sustainable development and facilitating economic growth through the planning process. Planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.
- 2.3 Paragraph 8 states that there are 3 dimensions to sustainable development: economic, social and environmental. Development which helps to build a strong, responsive and competitive economy whilst supporting vibrant and healthy communities, providing housing to meet current and future requirements is to be achieved in a manner which protects the natural, built and historic environment.
- 2.4 The NPPF states at Paragraph 11 that at the heart of the document is a presumption in favour of sustainable development. For decision taking this means approving development proposals which accord with the development plan without delay and local planning authorities should positively seek opportunities to meet the development needs of the area. The presumption in favour of sustainable development is reiterated at Paragraph 50.
- 2.5 Paragraph 39 sets out that the Local Planning Authority should approach applications in a "positive and creative way" and should work collectively with the applicant to ensure that development is delivered to benefit the area socially, economically and environmentally.

- 2.6 Paragraph 48 states that applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 2.7 With regard to transport implications paragraph 116 is very clear in stating that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation would be severe, taking into account all reasonable future scenarios.
- 2.8 Paragraph 124 of the NPPF sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses.
- 2.9 Paragraph 129 requires policies and decisions to support development which makes “efficient use of land”. The criteria also includes matters such as maintaining the area’s prevailing character and setting and the importance of well-designed, attractive and healthy places.
- 2.10 Section 12 of the NPPF highlights the need for achieving well designed places.
- 2.11 The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities is discussed in paragraph 131.
- 2.12 Paragraph 135 points to the fact that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

2.13 The key points from Paragraph 135, relevant to this form of development, where it sets out that Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
- d) establish or maintain a strong sense of place, using the arrangement of spaces, to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Locally

- 2.14 The application site is located within Wokingham Borough Council.
- 2.15 Wokingham Borough adopted their Core Strategy in January 2010 and their Managing Development Delivery (MDD) Local Plan in February 2014.
- 2.16 The policies that are considered of relevance from these Development Plan Documents include CP1 (Sustainable Development), CP3 (General Principles for Development), CP9 (Scale and Location of Development Proposals) and CP11 (Proposals Outside Development Limits) from the Core Strategy and CC01 (Presumption in Favour of Sustainable Development), CC02 (Development Limits) and CC07 (Parking) from the MDD.
- 2.17 Policy CP1 of the Core Strategy refers to Sustainable Development whereby development should amongst other things maintain or enhance the high quality of the environment and provide attractive, functional and adaptable schemes.
- 2.18 Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.
- 2.19 Scale and location of development is covered by the wording of Policy CP9 which considers that the scale of the development proposal must reflect the existing or proposed levels of facilities and services at or in the location.
- 2.20 In order to protect the separate identity of settlements and maintain the quality of the environment, Policy CP11 provides clarity on what would and would not be likely to be considered acceptable for proposals outside of the development limits.

- 2.21 It would not consider development to be acceptable if it were to lead to excessive encroachment or expansion of development away from the original buildings, and in the case of residential buildings it would consider extensions to be inappropriate if there were unacceptable increases in the scale, form or footprint of the original building.
- 2.22 Policy CC01 of the MDD states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay.
- 2.23 The development limits for each settlement are identified on the Policies Map and is linked to the wording of Policy CC02.
- 2.24 Parking provisions for development are covered by Policy CC07 and states that the provisions should accord with the standards set out in Appendix 2 of the MDD.
- 2.25 The Borough Design Guide, adopted in June 2012, sets out the general principles for residential alterations and extensions. Alterations and extensions, in accordance with Design Principles R16 and R23 should: adhere to appropriate separation gaps being maintained between properties; be well designed; respond positively to the original building line; contribute to the local character; and relate well to neighbouring properties.

Key Planning Considerations

2.26 The key planning considerations are the following:

- i. Design Quality and Principle of Development
- ii. Relationship with Neighbouring Properties
- iii. Other Planning Matters

i) Design Quality and Principle of Development

2.27 The application site is located within a built-up area of Twyford, a proposal for extensions to the dwelling would be considered acceptable in principle based on its setting.

2.28 Furthermore, the principle of such development being considered acceptable at the application site, and within the immediate setting, has been established through the granting of various planning permissions within the immediate setting.

2.29 The proposed works to the dwelling have been designed to ensure that they retain not only the character of the property, but also the general character of the area.

2.30 The side extension would not project beyond the front or rear elevations, it would be flush with those elevations, therefore adhering to the recommendations set out within the Borough Design Guide SPD.

2.31 The proposed extension would not dominate the host dwelling or the street scene, and would be in keeping with the character of the area. The design would not result in an overbearing development and would be respectful to its relationship with the street scene as a whole, by retaining a rhythm to the buildings.

2.32 The proposed materials, brick and roof tiles, would match those of the existing dwelling.

- 2.33 Where there is an increase in footprint as a result of proposed two storey side extension, the resultant property would still benefit from a suitable sized garden for future occupiers of the dwelling.
- 2.34 Therefore, it is considered that the proposed extension is in keeping with the Policies of the Design Guide, R16 and R23 in particular, and Policies CP1 and CP3 of the Core Strategy.
- 2.35 Furthermore, as the proposed extension is of a high-quality design, functioning well with the existing dwelling and adding to the overall quality of the area for the lifetime of the dwelling, the development would clearly accord with the wording set out within Section 12 of the NPPF and in particular the wording within Paragraphs 131 and 135 of the NPPF
- 2.36 The standard of design, with it being visually attractive and appropriate for its setting, demonstrates good architecture, which has also ensured that it is sympathetic to the local character.

ii) Relationship with Neighbouring Properties

- 2.37 Given the orientation and location of the application dwelling in relation to the neighbouring dwellings, the development is not considered to have any adverse impacts on any of the residential amenities enjoyed by any of the neighbouring dwellings within close proximity to the application dwelling.
- 2.38 There are no issues in respect of loss of light, or loss of privacy or overlooking. The proposed extensions are not considered to be overbearing or to cause overshadowing affects upon any of the neighbouring dwellings.
- 2.39 The proposed extension would therefore comply with policies CP1 and CP3 of the Core Strategy and R23 of the Design Guide, it would also adhere to the wording set out in paragraphs 131 and 135 of the NPPF.

iii) Other Planning Matters

Highways

2.40 The application proposes an additional bedroom from four to five, whilst the number of habitable rooms for the existing dwelling is eight, with extension resulting in an increase to nine. The parking provisions for the dwelling would not actually change as a result of this increase in habitable rooms. There are no changes to the access/driveway arrangements at the site.

2.41 The development would therefore comply with Policy CC07 of the MDD, as well as not having an adverse impact on the existing highway network, and would therefore accord with paragraph 116 of the NPPF.

Flood Risk

2.42 There are no Flood Risk implications within the site.

Trees

2.43 The scheme would not impact on any trees.

Ecology

2.44 The application is submitted with a preliminary ecology appraisal prepared by Urban Tree Experts.

2.45 The appraisal concluded that ‘the buildings suitability to support roosting bats was assessed and no potential roost features were identified during the preliminary inspection. When combined, the lack of features, along with the data from the desk top study results in those parts of the property to be affected by the proposed development being characterised as having negligible potential to support roosting bats.’

2.46 Therefore, ‘in line with best practice guidelines, no further survey effort is required.’

2.47 With taking this into account the development would not have a detrimental impact on biodiversity or ecology matters.

3.0 Conclusion

- 3.1 The development complies with the Policies of the MDD, the Core Strategy and the Design Guide SPD at a local level, whilst it would adhere with the wording of paragraphs 116 and 135 of the NPPF.
- 3.2 This is achieved through the proposed extensions being of an appropriate scale, height, mass and design, as well as sitting comfortably with the adjacent properties. In addition to this, the extensions are in keeping with the immediate street scene and the wider area.
- 3.3 Taking the above into account, this Householder Planning Application should be granted permission.