



LEE NORRIS DESIGN LIMITED
Architectural Design Services

Lee Norris Design Limited
27 Eden Way, Winnersh
Wokingham, Berkshire, RG41 5PQ

0118 9787226
07795 058193

lee@leenorrisdesign.co.uk

www.leenorrisdesign.co.uk

PLANNING STATEMENT

Proposed Erection of Replacement Dwelling @

65 New Road

Ruscombe

Berkshire

RG10 9LN



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1. Introduction:

The following planning statement has been prepared in support of a planning application for the proposed erection of a replacement dwelling at 65 New Road, Ruscombe, Reading RG10 9LN.

The Statement sets out the details of the proposal within the context of planning policies set down by Wokingham Borough Council. The proposal has been prepared based on the guidelines set out in the National Planning Policy Framework (NPPF), National Planning Policy Guidelines (NPPG), Core Strategy, Managing Development Delivery Local Plan and The Borough Design Guide and Village Design Statements which are considered relevant to this proposal.

The statement aims to provide the local authority with the relevant supporting information upon which we have based our proposals. The process of survey, analysis, synthesis and design aims to create an integrated approach to the proposal.

2. Application Site & Surrounding Area:

65 New Road is a detached dwelling of 1.5 storeys set in an area which is characterised by strong linear development, comprising of a range of dwelling types, styles and sizes. The street has a very consistent building line with generous front and rear gardens.

Despite the range of dwellings throughout, the road is largely characterized by considerably sized detached properties, No. 65 currently being considerably smaller than surrounding properties.

The site is set back from the street by approx. 16.5m and the property benefits from off-street parking on a gravel driveway and a large rear residential garden.

There is hedge planting to the front and side boundaries which it is proposed to retain as part of the proposal which offers an element of screening and uniformity within the street frontage.

The surrounding area, inclusive of the application site, is not in a designated conservation area, nor is it within an area classed as countryside land.

The existing property is residential in use and is in single occupation as would be the proposed replacement dwelling



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3. Context of Proposed Use:

The applicant originally wished to extend the existing property to provide a dwelling more befitting of the site and of modern living standards. Further investigations subsequent to the receipt of the pre-application advice discovered that this may not be feasible due to the current structure thus the demolition and replacement of the dwelling is now proposed.

The new dwelling, whilst being of a larger scale would still be in single occupation and would be built as a 'self-build' by the applicant as their residence.

4. Design:

The main design philosophy has been to create a dwelling which, whilst more modern than the current dwelling would compliment and enhance the host site and the area around it whilst providing the accommodation required by the applicant for it's ongoing use. This philosophy is then balanced with it's impact on it's immediate neighbours and the wider area to ensure that it sits harmoniously within its surroundings. To enable this the applicant has actively engaged with the local authority by way of obtaining pre-application advice to ensure that the proposal meets with the requirements of the council's various departments and limits harm to neighbouring parties prior to making a formal planning submission.

The proposed replacement dwelling has been designed in such a way to limit harm and respect the privacy of it's neighbours.

Overall the proposal represents a comprehensive redevelopment which efficiently uses the site within a sustainable location providing residential accommodation the size and scale of which is not detrimental to the character of the area and maintains the standard form of street scene in this area.

5. Pre-Application Advice Response:

Pre-application advice was requested from Wokingham Borough Council and a response was received [REDACTED] on 6th January 2026.

The feedback received was quite comprehensive and raised some points of clarification which have been acted upon within this statement and within the submitted drawings which accompany the planning application.

As referred to earlier in this statement the original request for pre-application advice requested was on the basis of extending the existing property. It was the advice received within that feedback that led us to re-consider the proposal in it's current form as a new build replacement dwelling. Notwithstanding this the size, scale and appearance of the dwelling has remained largely as per the drawings submitted for that pre-application advice request except for some minor adjustments which have been undertaken in response to that advice.



A summary of the advice received together with an explanation where necessary of how this has been responded to is provided in the following paragraphs:

Character & Design:-

The pre-application advice confirmed that, whilst the primary and most significant aspect of the proposal was to replace a relatively modest dwelling with a substantially larger two storey building, the proposed replacement dwelling would not appear incongruous within the context of the street scene.

Overlooking:-

The pre-application feedback stated that there were no issues in regards overlooking except for one side facing window which was proposed within the Master Bedroom at first floor level. This proposed window has subsequently been removed from the proposal.

Loss of Light & Overbearing:-

The pre-application advice received raised no issues with potential loss of light or overbearing nature to neighbouring dwellings.

Ecology:-

The pre-application advice confirmed that the ecology officer had been consulted and that a bat survey would be required as well as a GCN assessment. This was undertaken and the reports form part of the application.

6. Site Access

The application site is currently accessed via a private driveway from New Road. This existing access is to be retained and re-used. Highways were consulted as part of the pre-application advice request and no issues were raised with the re-use of this access.

7. Disabled Access

The proposed dwelling has been designed to comply with all current requirements for ambulant disabled bodies to access the site with or without a vehicle and the circulation spaces within the property will be better suited to the needs of an ambulant disabled individual by virtue of its building control compliance.



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8. Landscaping

The site is heavily landscaped to the boundaries and where possible the landscaping will remain in situ.

9. Conclusion

We have engaged with the local authority to obtain pre-application advice and have discussed and addressed any concerns which were raised within the response that we received. Through the process of design we have, in conjunction with the LPA, actively looked to address any concerns either from the LPA or indeed from neighbours to ensure that any potential harmful effect of this proposal is minimised and/or negated.

We feel that the proposal represents an efficient and sustainable use of the site and results in a dwelling which will be of higher architectural value than the current dwelling.

We believe that the proposal causes no significant harm to neighbouring properties and/or the wider area.

The pre-application advice was largely positive and no issues were foreseen to suggest that the proposal should not receive planning approval.