

PLANNING REF : 252726
PROPERTY ADDRESS : Watermoor Point
: Watermoor Road, Cirencester, Gloucestershire
: GL71LF
SUBMITTED BY : Oliver Wright
DATE SUBMITTED : 04/12/2025

COMMENTS:

On behalf of the National Annexe Planning Consultancy (NAPC), I write in support of planning application reference 252726 for the proposed erection of a self-build dwelling with annexe, attached two bay carport, and associated landscaping works at Chilterns, Thames Drive, Charvil, Wokingham, RG10 9TP, following demolition of the existing dwelling and outbuilding.

NAPC is the UK's leading authority on ancillary and modular accommodation, and we recognise the significant benefits that well-designed annexes bring to both individual households and the wider community. The inclusion of an annexe as part of this proposal represents an efficient and sustainable use of the residential plot, enabling flexible living arrangements such as multigenerational living or support for dependants, without necessitating large-scale new development. Our national experience demonstrates that such ancillary accommodation can help address housing and care needs in a manner that is sensitive to local character and infrastructure.

We note that the annexe is proposed in conjunction with the main dwelling and is designed to remain ancillary in use, which is a key consideration in planning law to ensure that it does not become a separate, independent unit. It is important that the scale, layout, and access arrangements reinforce this relationship, and we encourage the Council to ensure that any approval is conditioned appropriately to maintain the annexe's ancillary status and prevent future subdivision of the plot.

NAPC encourages Wokingham Borough Council to consider the positive outcomes associated with supportive annexe policies in future iterations of the local plan. International examples, such as in Ireland and California, show that ancillary accommodation can play a vital role in relieving housing pressures and supporting community resilience. We believe that similar policies in Wokingham would help address local housing and care needs in a sustainable and responsive manner.

Further information on the benefits of ancillary accommodation and best practice guidance can be found at <https://napc.uk/annexe-support/>. We trust that the Council will give due consideration to the merits of this application and the wider benefits of ancillary accommodation.