

PLANNING REF : 252692
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 252692, which seeks permission for a householder application for the proposed single-storey side extension and conversion of the existing attached garage and gym to form an annex with associated fenestration alterations at 93 Loddon Bridge Road, Woodley, Wokingham, RG5 4AE.

NAPC welcomes proposals of this nature, which make efficient use of existing residential plots to provide flexible, ancillary accommodation. The conversion and modest extension of existing structures to form an annexe is consistent with national trends towards multigenerational living and responds positively to the increasing demand for adaptable housing solutions. As an organisation with national expertise in ancillary and modular development, we recognise the value such schemes bring in supporting families, enabling care within the home, and reducing pressure on both the housing market and local care services. Further information on our approach can be found at <https://napc.uk/annexe-support/>.

We note that the proposed annexe remains physically and functionally linked to the main dwelling, reinforcing its ancillary status and minimising any risk of future separation. The scale and layout appear proportionate to the host property, and the fenestration alterations are unlikely to result in adverse impacts on neighbouring amenity or the character of the area. It is important that the use of the annexe remains ancillary to the main dwelling, and we trust that appropriate conditions will be considered to secure this.

We encourage Wokingham Borough Council to continue to support well-designed ancillary accommodation and to consider the inclusion of supportive annexe policies in future iterations of the local plan. International examples, such as Ireland and California, demonstrate the positive impact of ancillary accommodation in relieving housing pressures and promoting sustainable communities.

NAPC remains committed to working constructively with local authorities and applicants to deliver high-quality, ancillary residential accommodation that meets the evolving needs of households.