

PLANNING REF : 252733
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 252733 for the proposed erection of an outbuilding to create an ancillary annex at White Cottage, Bearwood Path, Winnersh, Wokingham, RG41 5EY, following the demolition of the existing detached garage and carport (part-retrospective).

NAPC is the national voice for ancillary and modular accommodation, with extensive expertise in the planning and delivery of such developments. We welcome proposals that make efficient use of existing residential plots to provide flexible, ancillary accommodation, as is the case here. The creation of an annexe in this context supports multigenerational living and offers a sustainable response to housing and care needs, without necessitating large-scale new development.

We note that the proposed annexe is clearly ancillary to the main dwelling, both in its intended use and its siting within the residential curtilage. It is important that the ancillary status is maintained, with the annexe remaining functionally and physically linked to White Cottage to avoid any risk of future separation or independent occupation. We encourage the Council to consider conditions that reinforce this relationship, ensuring the annexe continues to serve the needs of the main household.

From a planning perspective, careful attention should be given to the scale, layout, and access of the new outbuilding, ensuring it remains subordinate to the principal dwelling and does not adversely affect neighbouring amenity or the character of the area. The replacement of the existing garage and carport with an annexe represents a positive re-use of the site, in line with sustainable development principles.

We respectfully encourage Wokingham Borough Council to consider the adoption of supportive annexe policies in future iterations of the local plan. Evidence from Ireland and California demonstrates that ancillary accommodation can play a significant role in relieving housing pressures and supporting diverse household needs. Further information on the benefits of annexes and best practice can be found at <https://napc.uk/annexe-support/>.

NAPC remains committed to constructive engagement with local authorities and welcomes the opportunity to support well-considered ancillary accommodation proposals such as this.