

Oct 2026

Design and Access Statement

95 Butts Hill Road, Woodley, RG5 4NT



Introduction

The site is situated on Butts Hill Road and currently comprises a semi-detached residential dwelling with single storey garage and utility to the side. The existing building benefits from a spacious gravel/concrete driveway to the front of the property.

The dwelling is predominantly two storeys and features a traditional hipped roof. The existing side extension is single storey with lean to roof, consisting of both tiles and single ply membrane.

The surrounding area is characterised by mostly semi-detached homes. These properties are generally set back from the road, each with driveways, many have been extended over the years, contributing to a consistent and orderly streetscape. Architectural styles and materials vary among the dwellings, showing the phased development of Butts Hill Road, creating a visually appealing and eclectic street scene.

Planning History

261207 – Certificate of Lawful Development Approval

260446 – Householder application for the proposed erection of a first floor side and part single part two storey rear extension - Refused

The neighbouring properties have been extended with various planning approvals.

93 Butts Hill Road

Pre-1998 Planning Application: 41974

97 Butts Hill Road

F/2004/1052 Proposed single storey rear extension to dwelling.

F/2000/2700 Proposed first floor side extension to dwelling.

Pre-1998 Planning Application: 44253

Other notable applications within the vicinity.

F/2020/201556 16 Selsdon Avenue Woodley Householder application for the proposed erection of a single storey front extension, two storey side extension following demolition of existing garage, part single part two storey rear extension, conversion of loft to create habitable accommodation with 2no.roof lights and 1no.rear dormer following removal of existing chimney plus internal alterations and changes to fenestration.

Design rationale

In this application we have made amendments to respond positively to the previously refused application by increasing the separation distance between 95 and 97 at first floor level beyond the minimum distances on the Bourgh Design Guide with a flank to boundary distance of 1.2m and back to back elevation of 29.8m (14.1m to our boundary) the previous rear gable feature has been replaced with a hipped roof to further reduce the mass of the scheme. At ground floor level the rear extensions are broadly within the outline of the approved Certificate of Lawful development. However, in the interest of sustainability the existing structure is retained.

Separation distances to maintain privacy and limit sense of enclosure		
No. Storeys	Type of separation	Min. distance (metres)
1 to 2 storeys (height measured to eaves)	flank to boundary	1
	front to front elevation	10
	back to back elevation*	22
	back to flank	12
Over 2 storeys (height measured to eaves)	flank to boundary	2
	front to front elevation	15
	back to back elevation (houses to houses)*	26
	back to back elevation (flats to houses)*	30
	back to back elevation (upper floor living room on a house above gd. fl.)*	30
	back to back elevation (flats to flats)*	30
	back to flank	15

Source: Design SPD, February 2012, Appendix 13, Page 46

The existing property is a family home with a modest single-storey side extension. The proposal seeks to extend both the ground-floor living accommodation and the first-floor level to create a larger, more functional family dwelling, and improve the appearance from the front. The two-storey side extension has been designed to remain subservient to the host property by being set back from the existing front elevation, with contracting materials. Although the extension will project forward of No. 97, it remains behind the 45-degree line taken from the neighbouring property. We consider that this approach will contribute positively to the street scene, introducing variation and visual interest while maintaining appropriate separation and relief between buildings.

To further articulate the relationship between old and new, the proposal incorporates fibre-cement cladding as a contemporary material finish. This will clearly distinguish the extension from the original dwelling and offers a durable, low-maintenance alternative to traditional timber or brickwork.



At the rear, the proposed first-floor extension will provide a new master bedroom, while the ground-floor rear extension enlarges the kitchen and dining area to create a modern, family-focused living space. The rear first-floor element has been carefully positioned to remain within the 45-degree sightlines taken from the neighbouring properties. At No. 93, we have considered the first-floor bedroom window, and at No. 97 the assessment has been based on the ground-floor kitchen window nearest to our property.

The front extensions comprise of a new porch which in design follows the approved Certificate of lawful development, replacement of the angled bay window with a new square bay window to provide symmetry to the porch, the angled bay has been retained above and will be thermally upgraded, The garage which has been extended forward to align with 97 and includes a roof pitching back to the first floor side extension.

The extensions are designed to deliver a significant thermal benefit. By enclosing a substantial proportion of the original external walls which feature no external insulation with new, highly efficient construction, the proposal will markedly reduce heat loss from the existing dwelling and improve its overall energy performance.



Garden room retrospective

The garden room was deemed lawful in COL application (261207) and the main structural elements have been built within the permitted development rules, however an additional 50mm of insulation was added to the roof to achieve a better u-value and a roof light was fitted to provide light to the internal WC to avoid a window facing a neighbour. These amendments take the structure 200mm above the permitted development height of 2.5m.

It was originally planned that this application would be in place prior to the work being undertaken however this application was delayed waiting on the bat survey report for the main house. As such we are retrospectively seeking to regularise the works within this application. The alterations are set in from the outside edges of the roof, therefore we believe the minimal impact of these changes on the neighbours is negligible.

Site designations

The site contains no trees protected by Tree Preservation Orders and it is not within a conservation area, AONB or national green belt.

Public transport links

There are bus stops on Butts Hill Road with good links to Reading, with other buses locally giving access to Wokingham, Twyford and Henley-on-Thames.

Sustainability

Sustainability is a core principle guiding the project, careful consideration has been given to both environmental and social impacts. Our aim is to create a property that contributes positively to the wider street scene while minimising ecological footprint.

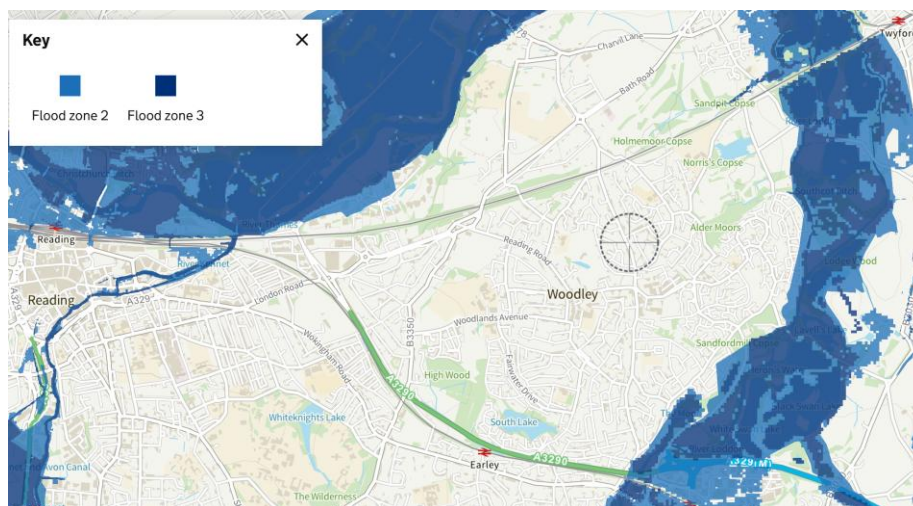
This project exemplifies the principles of upgrading an existing building. By extending the life of the structure, we significantly reduce embodied carbon emissions and preserve the building's inherent value. We have adopted a fabric-first approach, prioritising improvements to the building envelope to reduce energy demand. The new elements will incorporate higher levels of insulation exceeding minimum regulatory standards. These upgrades will improve thermal performance and reduce reliance on mechanical heating and cooling systems.

In addition to fabric improvements, the project will incorporate green technologies such as ASHP (under permitted development Class G) to further lower the property's energy consumption. These measures will work in tandem to deliver a more sustainable, efficient, and future-ready home.

Flood risk assessment

The site is wholly within flood zone 1. The proposals are for a small additional footprint the new roof will be drained to an appropriately sized soakaway onsite within the rear garden.

It is not considered appropriate to do a further detailed FRA given the scale, nature and location of the development.



Conclusions

The proposed scheme is designed to enhance the character of the street scene through thoughtful, high-quality design and sensitive upgrades to the existing building. The intention is to transform the current structure into a well-considered, high-quality home that makes significantly improved use of the site.

We believe this proposal represents a positive and sustainable enhancement to the site and trust it will be supported as a valuable contribution to the local built environment.

Daniel Kellett RIBA, ARB