

DESIGN AND ACCESS STATEMENT

273 LODDON BRIDGE ROAD, WOODLEY, READING, RG5 4BL

ASARCH

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INTRODUCTION

EXECUTIVE SUMMARY



PROPOSAL

This design and access statement has been compiled to outline our residential (Use class C3) proposal for alterations to the existing dwelling and 1no. new build residential dwelling (self-build) with associated off street car parking, private amenity space, refuse and cycle storage at 273 Loddon Bridge Road, Woodley, RG5 4BL.

EXISTING

The existing dwelling is a single residential dwelling (use class C3) that is currently in use and will continue to be occupied, although it will be altered to accommodate the additional dwelling.

FIG 01: Satellite Site Plan

INTRODUCTION

LOCATION & BLOCK PLAN

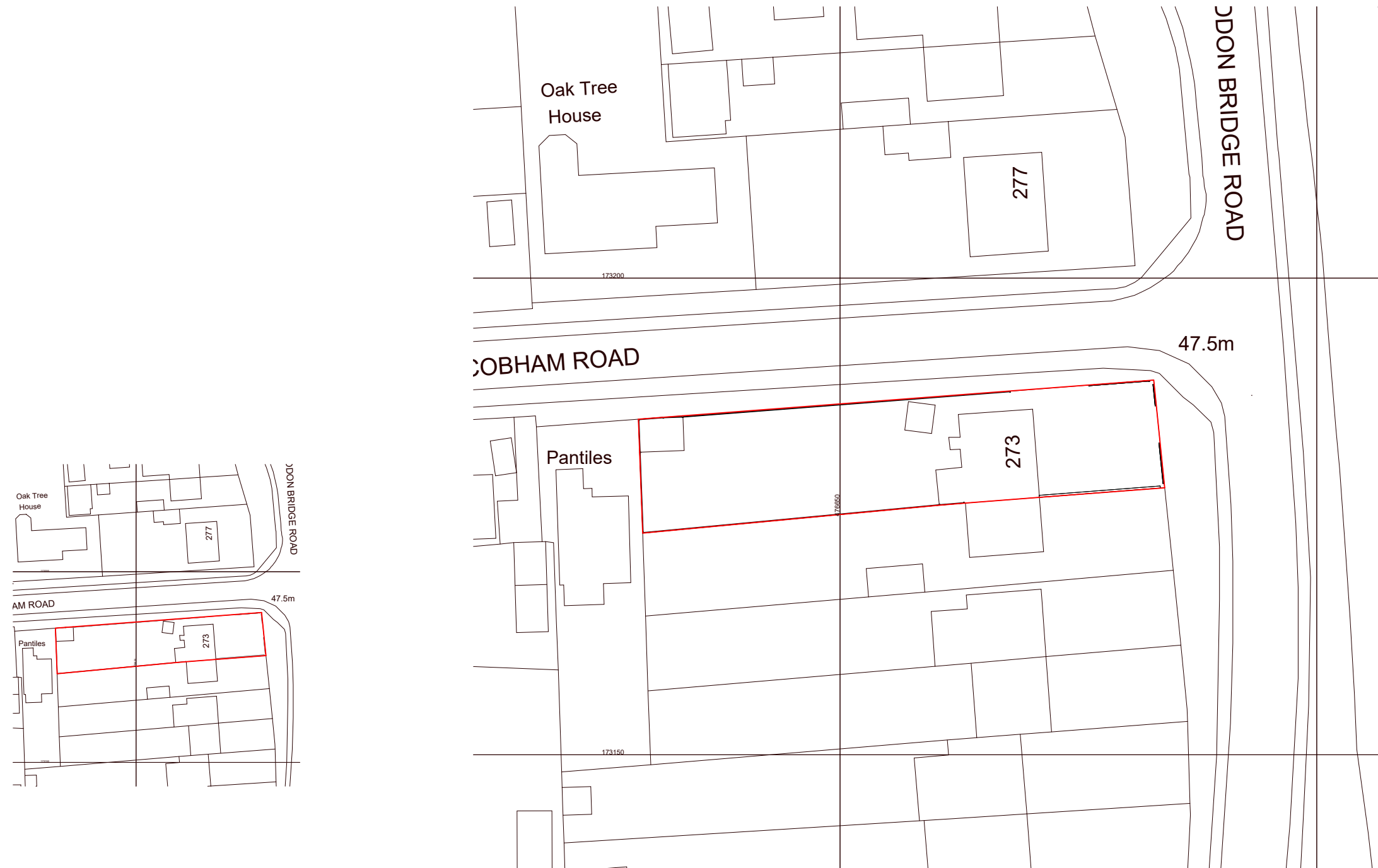


FIG 02: Location Plan - 1:1250@A3

FIG 03: Block Plan - 1:500@A3

SITE ASSESSMENT

SITE PHOTOGRAPHS



FIG 04: Site Photograph Key Plan



FIG 05: Site Photograph A

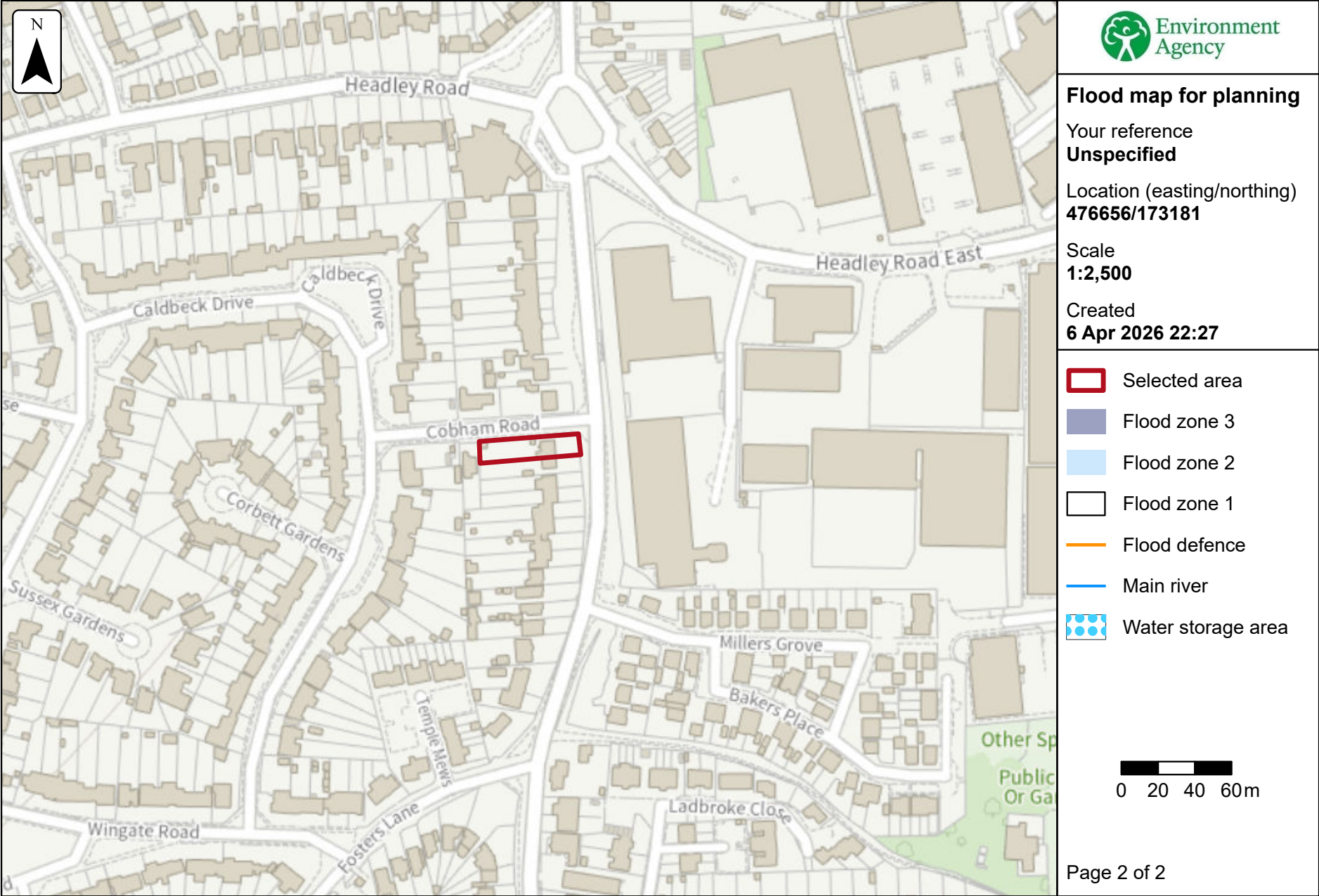


FIG 06: Site Photograph B

SITE ASSESSMENT

FLOOD RISK

The site is located in Flood Zone 01. Therefore, the risk of flooding is minimal and there is no requirements for any further reports or investigations.



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FIG 07: Flood Risk Map

POLICIES OUTLINED IN PRE-APPLICATION FEEDBACK

Section 38(6) of the Planning and Compulsory Act requires that proposals be determined in accordance with the Local Development Plan unless material considerations indicate otherwise. In this case, the Development Plan consists of the Core Strategy (CS) 2010 and Managing Development Delivery (MDD) Local Plan 2014. The National Planning Policy Framework (NPPF) must also be considered as it constitutes guidance which the Local Planning Authority must pay regard to, however it does not change the statutory status of the Development Plan as the starting point for decision making. However, the NPPF is a material consideration in any determination and must be read alongside the Development Plan.

Policy CC02 of the MDD Local Plan sets out the development limits for each settlement as defined on the policies map. The site is located within a major development location and as such the principle of development should be acceptable subject to other material considerations.

To achieve sustainable development, the NPPF (February 2025) at paragraph 78 requires LPAs to identify a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than 5 years old. The latest published Five-Year Housing Land Supply Statement (at 31st March 2024) shows the Council is currently only able to demonstrate 1.7 years’ worth of deliverable sites. Subsequently, policies relating specifically to housing development within the Local Development Plan are currently considered to be out of date. However, this does not mean that they have no weight.

Paragraph 11 states that where policies which are most important for determining the application are out-of-date, permission should be granted unless:

- i. The application of policies in the Framework that protect assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

The relevant policy within the Local Development Plan is MDD Local Plan policy TB06 which states that proposals for new residential development that includes land within the curtilage of private residential gardens will only be granted planning permission where there is a positive contribution to the built form and surrounding spaces, integration with the layout of the surrounding area, appropriate hard and

soft landscaping, amenity space, building separation and compatibility with the general building height.

Policies CP1, CP4, CP6, CP9 and CP11 of the Core Strategy permit development where it is based on sustainable credentials in terms of access to local facilities and services and the promotion of sustainable transport. Expanding on this, paragraph 4.57 in the CS aims to prevent the proliferation of development in areas away from existing development limits as they are not generally well located for facilities and services and would lead to the increase in use of the private car.

Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Policy CP5 of the Core Strategy and Policy TB05 of the MDD Local Plan require an appropriate dwelling density and R10 of the Borough Design Guide SPD seeks to ensure that the development achieves an appropriate density in relation to local character.

With regard to well-designed places, paragraph 135 of the NPPF states that developments should:

- a) function well and add to the overall quality of the area in the long term,
- b) are visually attractive with good architecture, layout and appropriate & effective landscaping,
- c) are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change (such as increased densities),

Paragraph 139 of the NPPF states that development which is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design as well as any local design guidance and supplementary planning documents.

TB06 is supported by R22 of the Design Guide which seeks to ensure backland development is of the highest standards and does not harm the quality of the environment.

Policy TB07 of the MDD and R17 of the SPD require adequate internal space to ensure the layout and size achieves good internal amenity.

National Policy

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

Core Strategy 2010 (CS)

CP1 – Sustainable Development
CP3 – General Principles for Development
CP5 – Housing Mix, Density and Affordability
CP6 – Managing Travel Demand
CP7 – Biodiversity
CP9 – Scale and Location of Development Proposals
CP17 – Housing Delivery

Managing Development Delivery Local Plan 2014 (MDD Local Plan)

CC01 – Presumption in Favour of Sustainable Development
CC02 – Development Limits
CC03 – Green Infrastructure, Trees and Landscaping
CC04 – Sustainable Design and Construction
CC07 – Parking
CC09 – Development and Flood Risk
CC10 – Sustainable Drainage
TB05 – Housing Mix
TB06 – Development of Private Residential Gardens
TB07 – Internal Space Standards
TB21 – Landscape Character
TB23 – Biodiversity and Development

Other

Borough Design Guide Supplementary Planning Document
CIL Guidance + 123 List
Affordable Housing Supplementary Planning Document
Sustainable Design and Construction Supplementary Planning Document
Woodley Design Statement

PLANNING

HISTORY

Application reference number: 260830

Proposal: Full application for the proposed erection of a single storey rear extension to the existing dwelling at no. 273 Loddon Bridge Road and changes to fenestration, plus a part single part two storey side/rear extension to form 1 no. terraced dwelling following demolition of the existing single storey side and rear extensions, with associated dropped kerb and rear access off Cobham Road, pedestrian access, modified front access to no. 273, landscaping, parking, and cycle and refuse storage.

Decision: Withdrawn (17/08/2026). **The application was only withdrawn due to the need for a s106 agreement to confirm that the proposal is exempt from BNG as a self-build. However, opposed to doing this we withdrew the application to take advantage of the new BNG exemption for sites under 0.2 hectares in area.**

Application reference number: 251075

Proposal: Householder application for the proposed 2no. dropped kerbs.

Decision: Approved (25/09/2025)

Application reference number: 251900

Proposal: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 2.98m and the height of the eaves 2.55m.

Decision: Approved (12/09/2025)

Application reference number: 251015

Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 2.98m and the height of the eaves 2.55m.

Decision: Refused (05/06/2025)

Application reference number: 251007

Proposal: Certificate of lawfulness for the proposed hip to gable roof conversion with rear dormer.

Decision: Approved (07/06/2025)

Application reference number: 13/64

Proposal: Detached bungalow at rear.

Decision: Approved (23/01/1964)

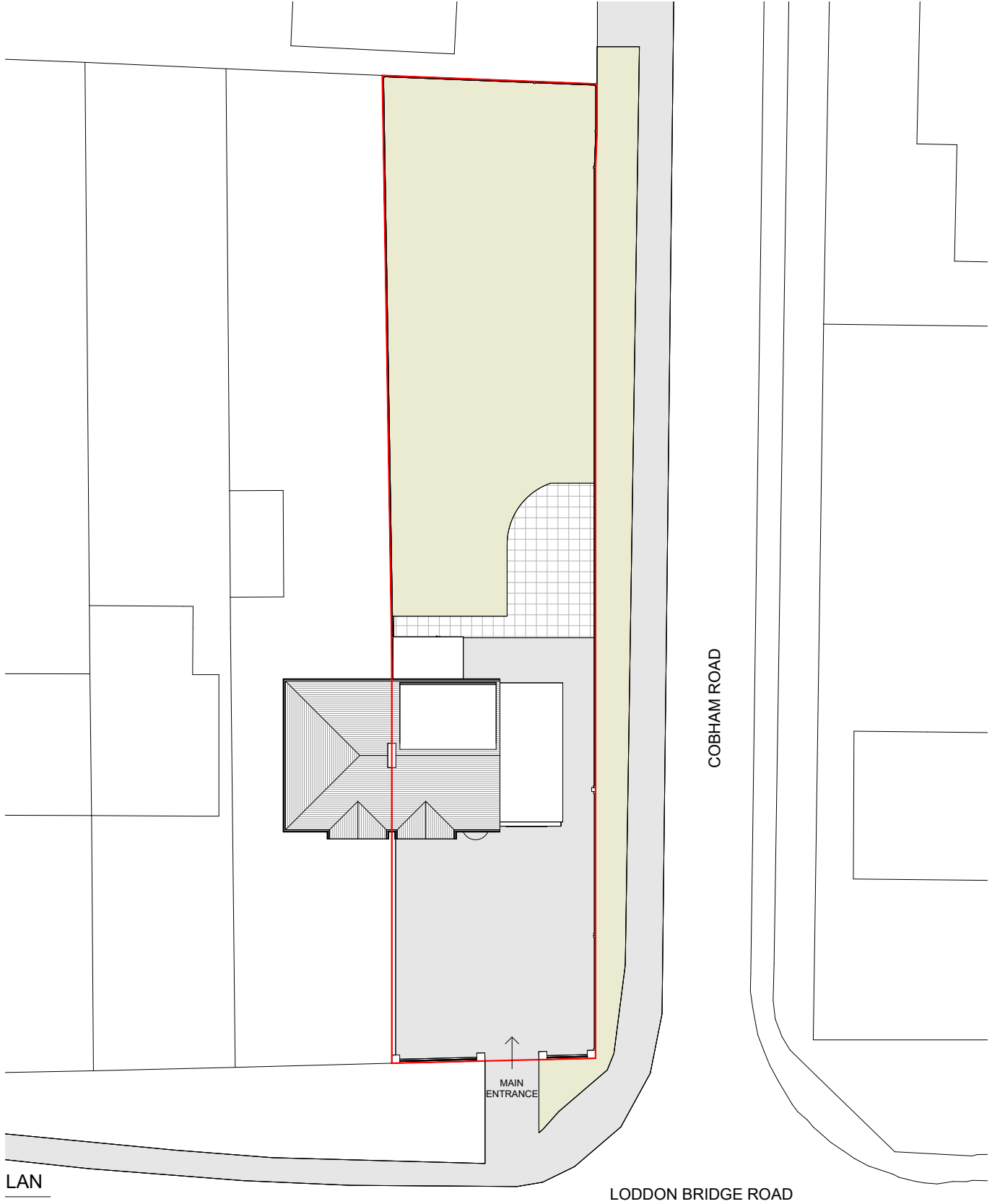
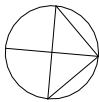


FIG 08: Existing Site Plan

EXISTING

FLOOR PLANS - NOT TO SCALE

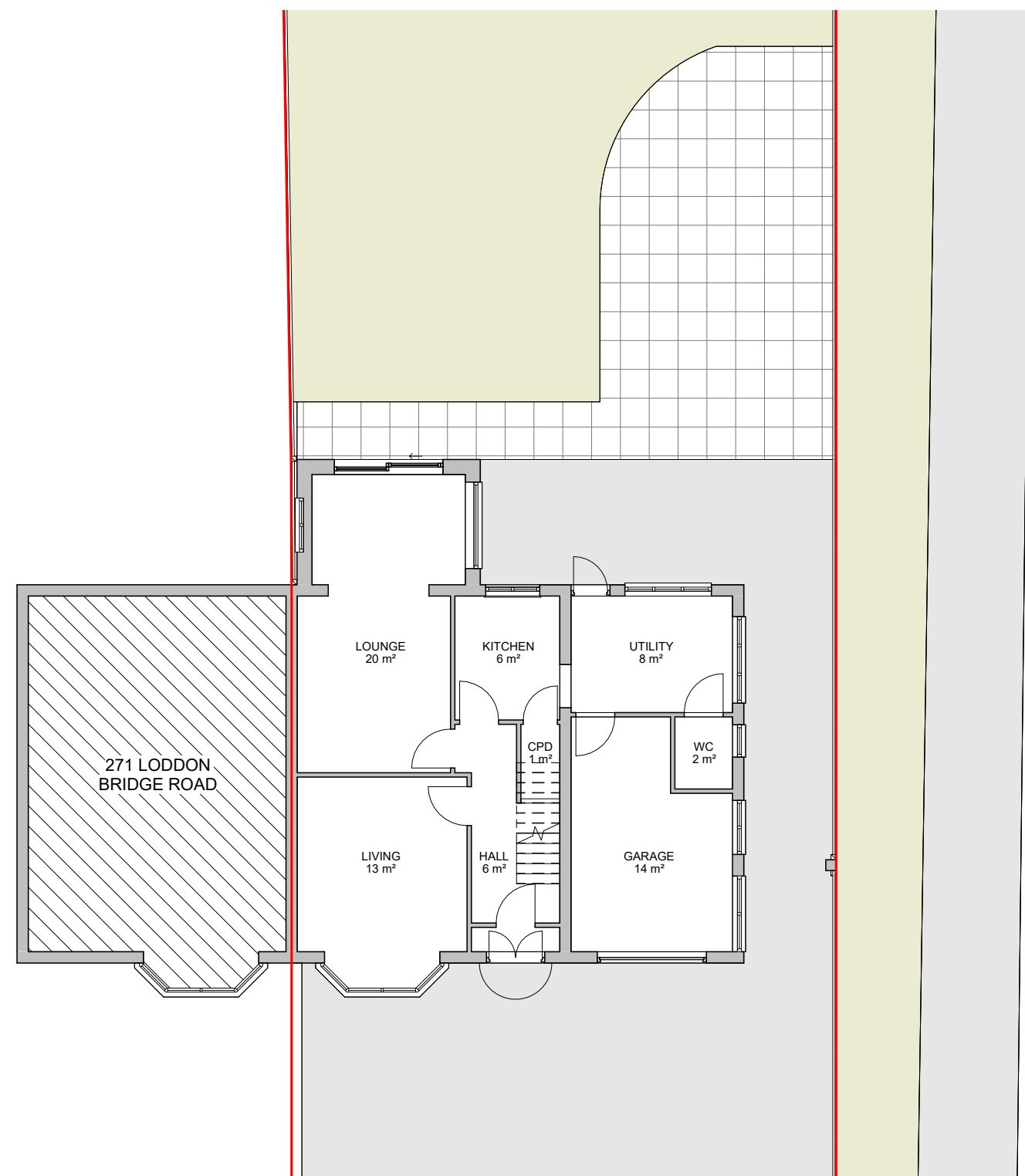


FIG 09: Existing Ground Floor Plan

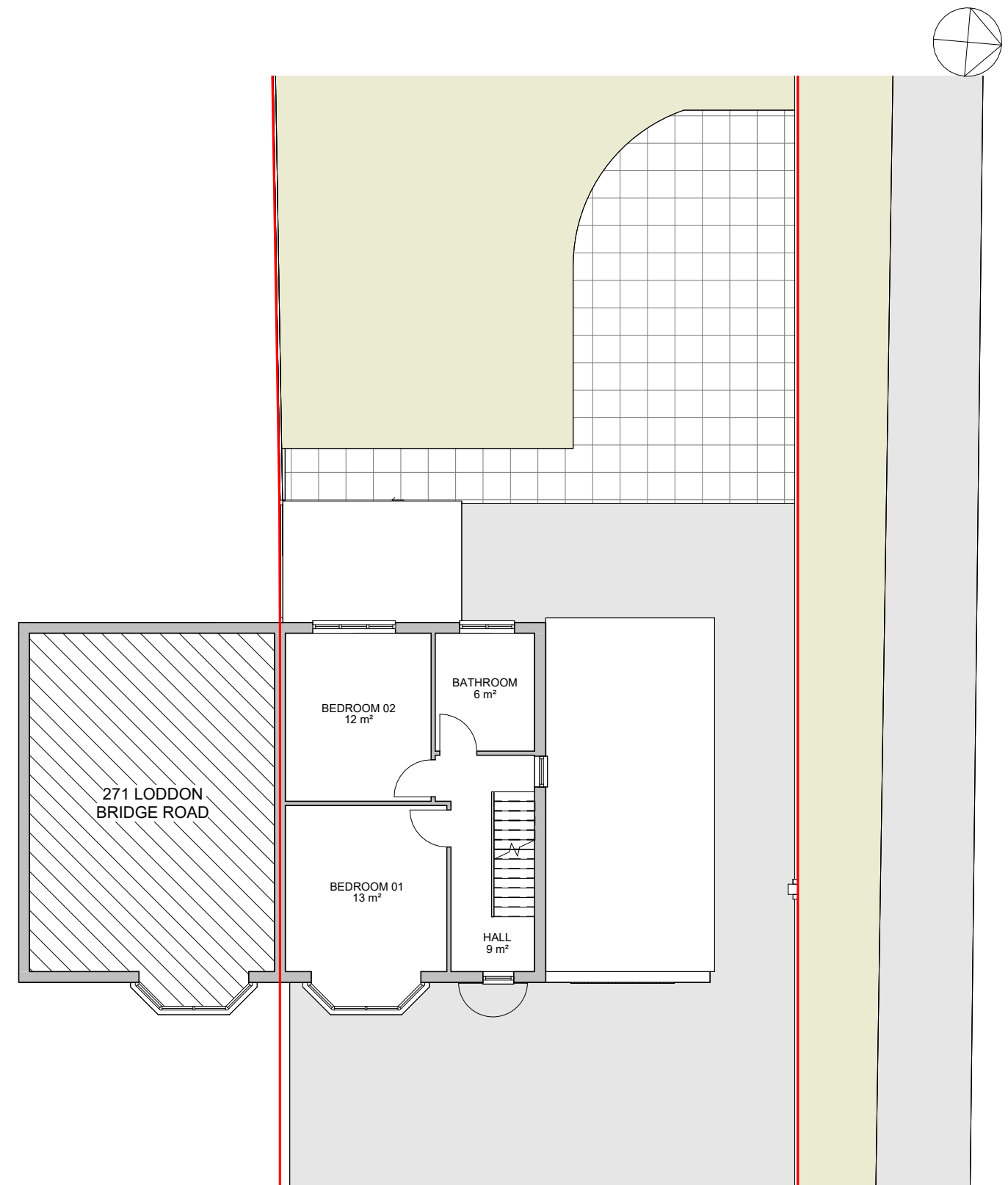


FIG 10: Existing First Floor Plan

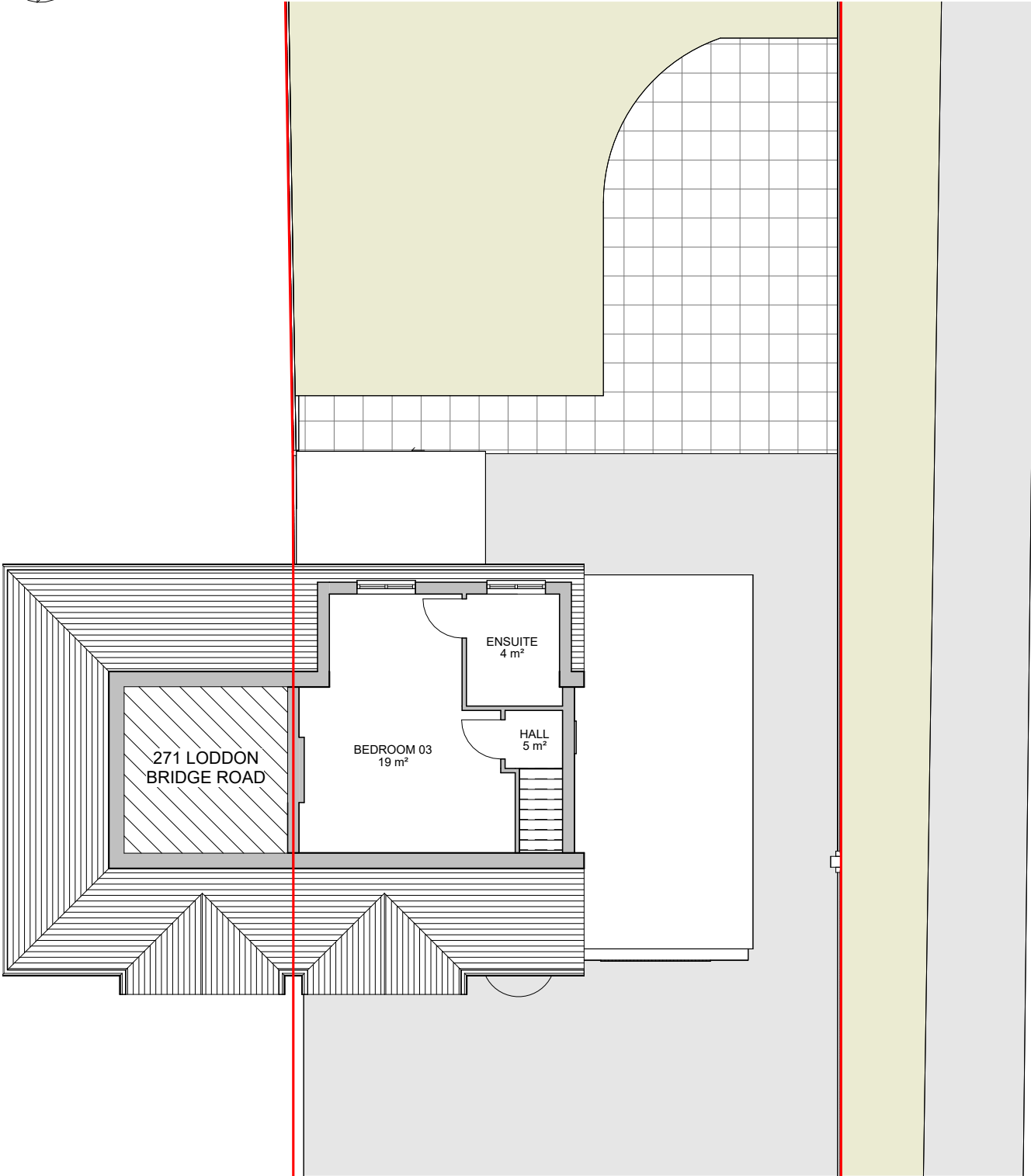
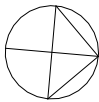


FIG 11: Existing Second Floor Plan

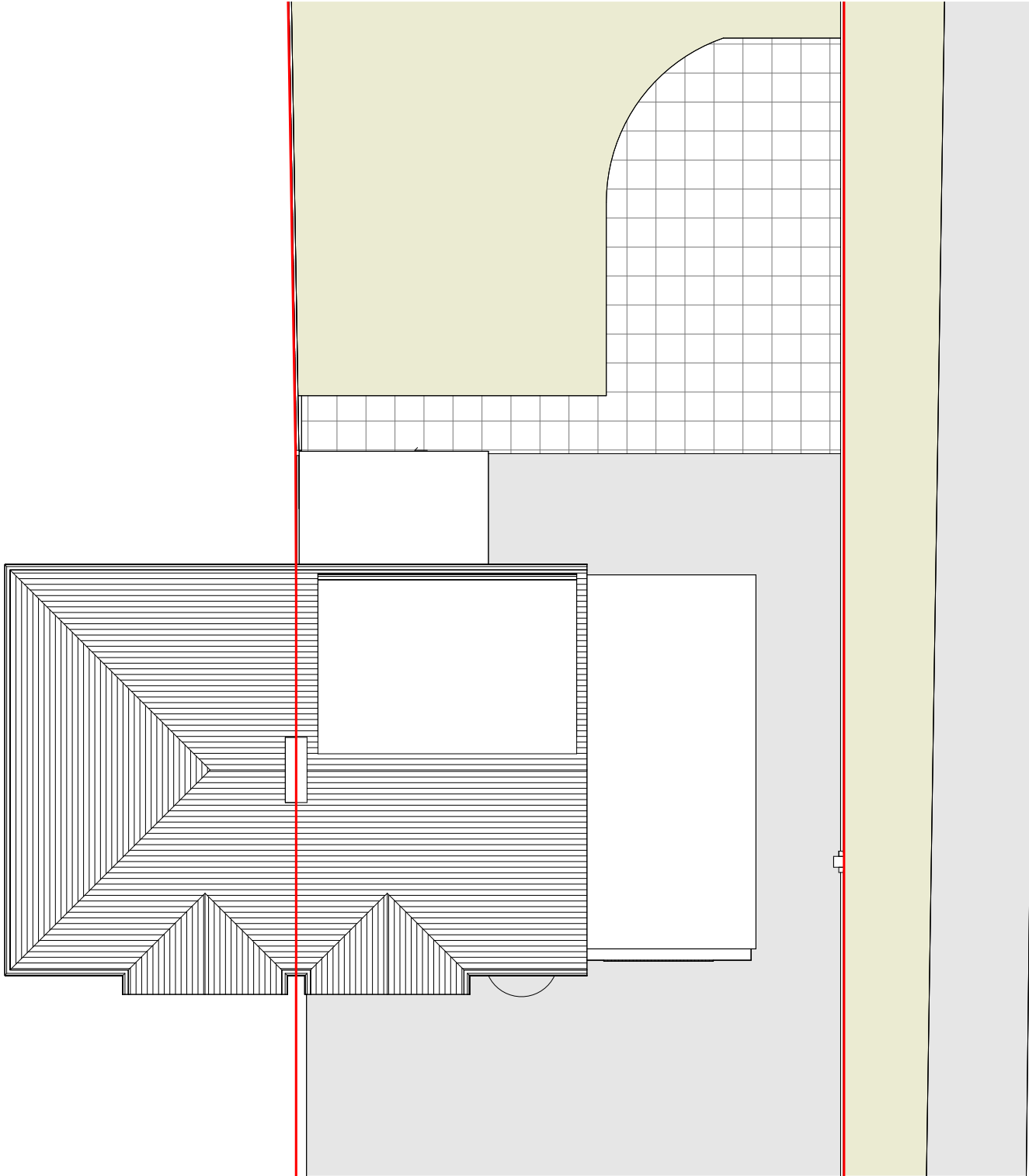


FIG 11: Existing Roof Plan

EXISTING

ELEVATIONS - NOT TO SCALE



FIG 12: Existing Front Elevation



FIG 13: Existing Rear Elevation



FIG 14: Existing Side Elevation



FIG 15: Existing Side Elevation

DESIGN DEVELOPMENT

PRE-APPLICATION

Planning Reference Number: 251127

Assigned Case Officer: Mr Marcus Watts

Proposal: Pre-application advice for the proposed subdivision of the site and erection of 1 no. detached dwelling to the rear, plus the erection of a single storey rear extension to the existing dwelling at no. 273 Loddon Bridge Road and a part single part two storey side/rear extension to form 1 no. terraced dwelling following demolition of the existing single storey side and rear extensions, with associated accesses, parking, and cycle and refuse storage.

Feedback Date: 25/07/2025

To summarise the pre-application, the LPA are supportive of the dwelling to the front of the site attached to the existing but require some design changes which have been addressed accordingly, including the setting back of the front elevation and setting down of the ridge line to make it look subservient to the existing dwelling.

However, the LPA could not support the additional dwelling to the rear of the site which has now been removed from this proposal.

Therefore, we believe that we have actioned and addressed the pre-application advice appropriately to allow the LPA to approve this application.

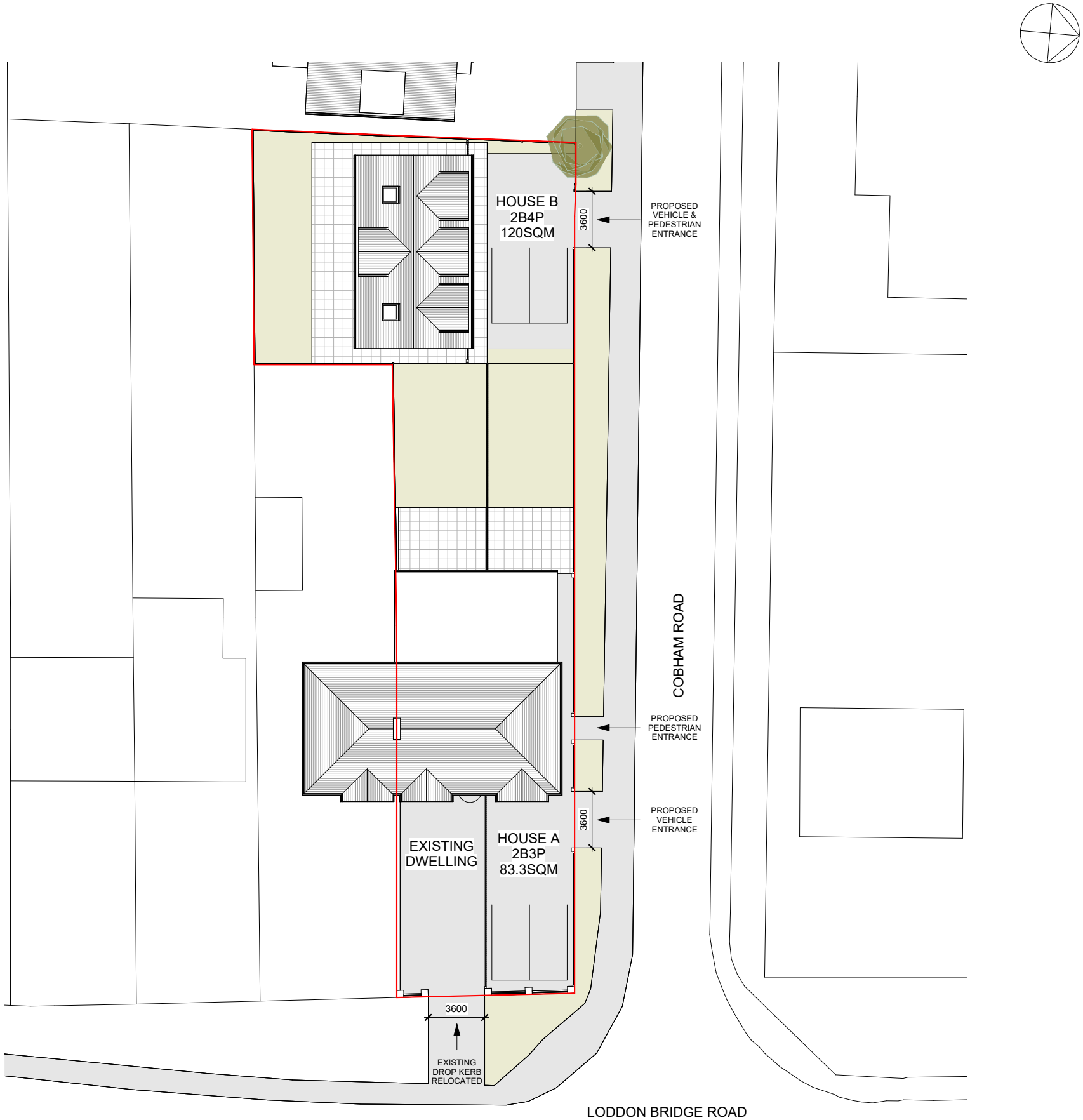


FIG 16: Proposed Pre-application Site Plan

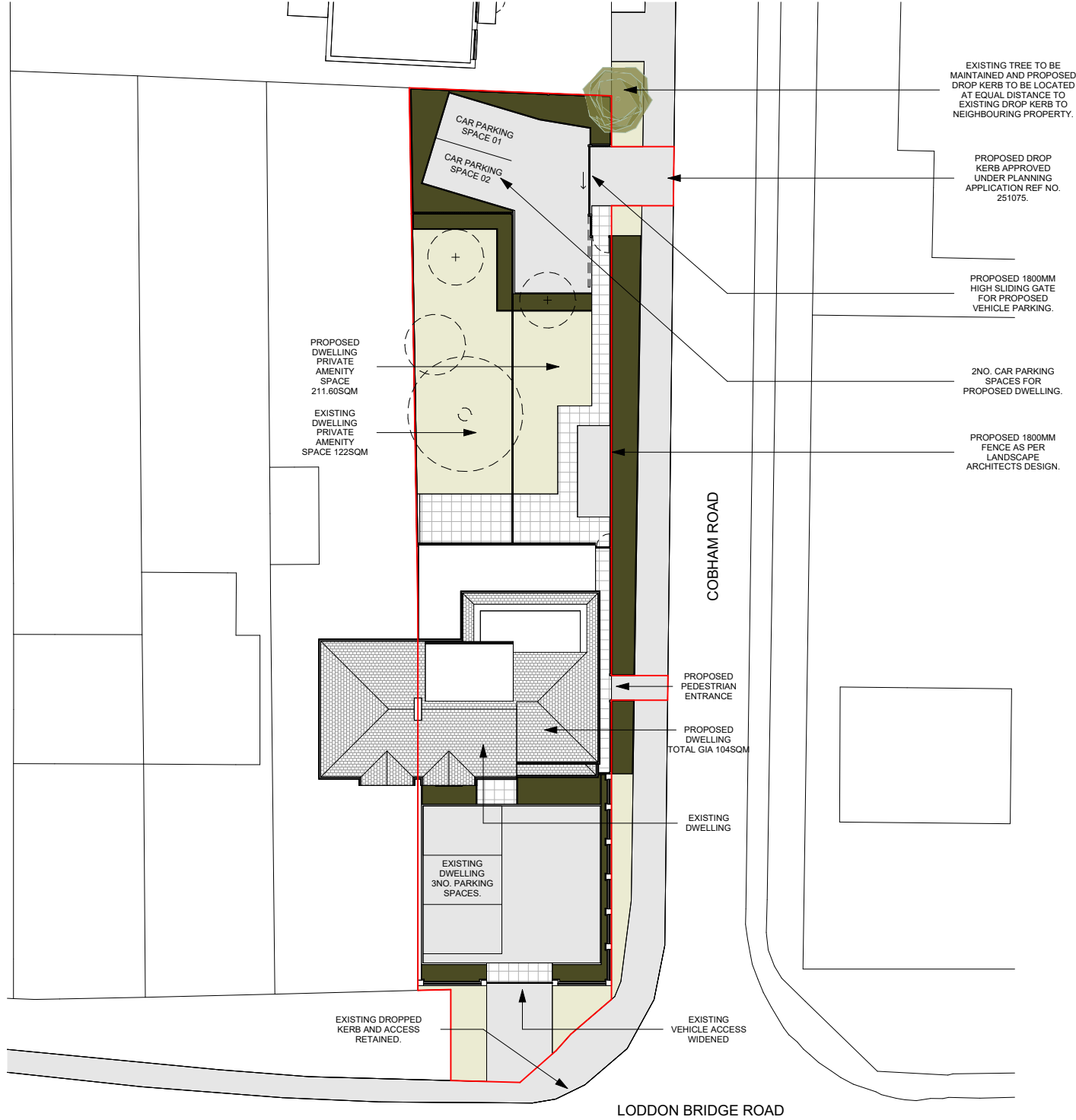
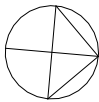


FIG 17: Proposed Site Plan

DESIGN PROPOSAL

FLOOR PLANS - NOT TO SCALE

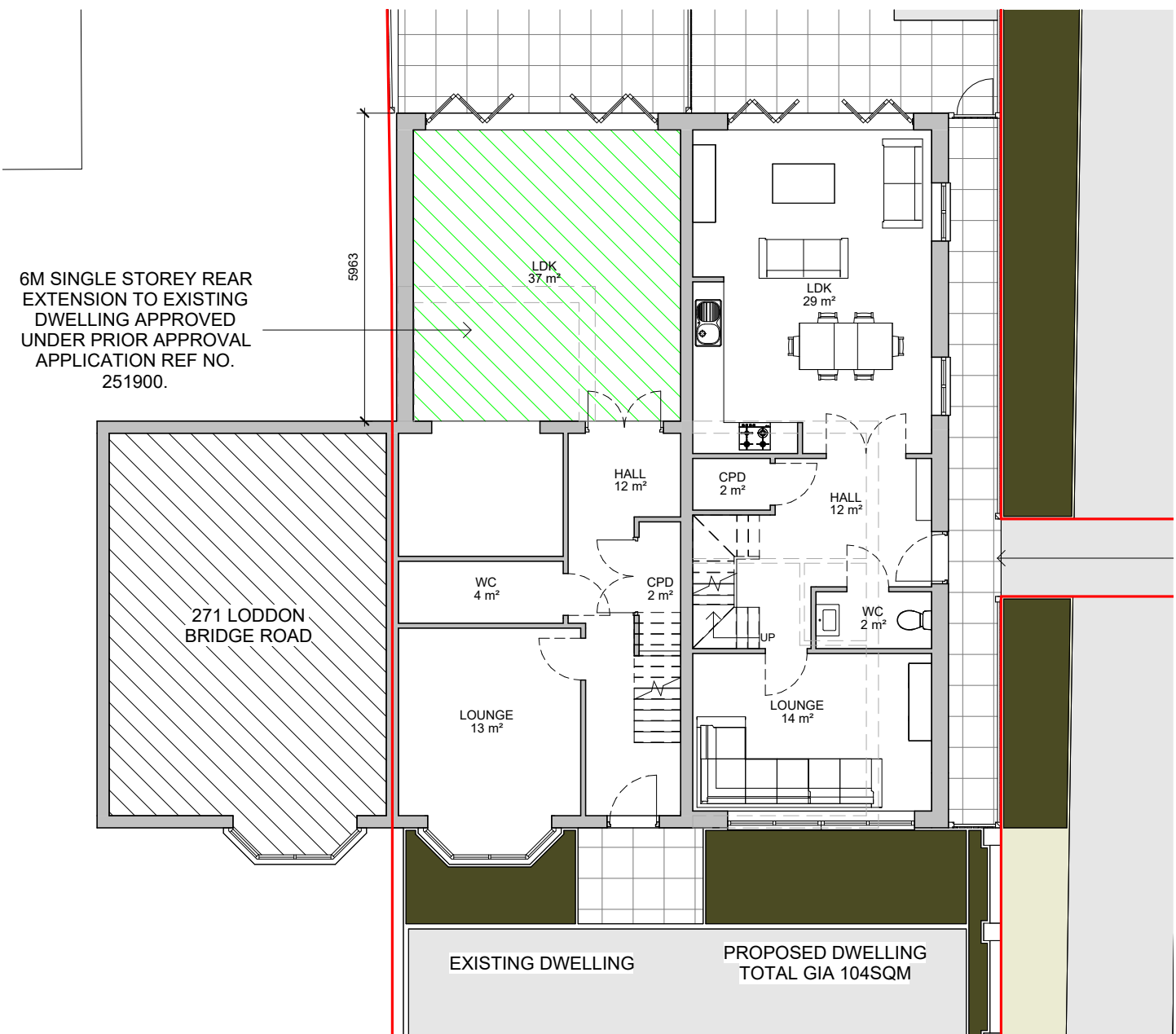
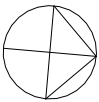


FIG 18: Proposed Ground Floor Plan

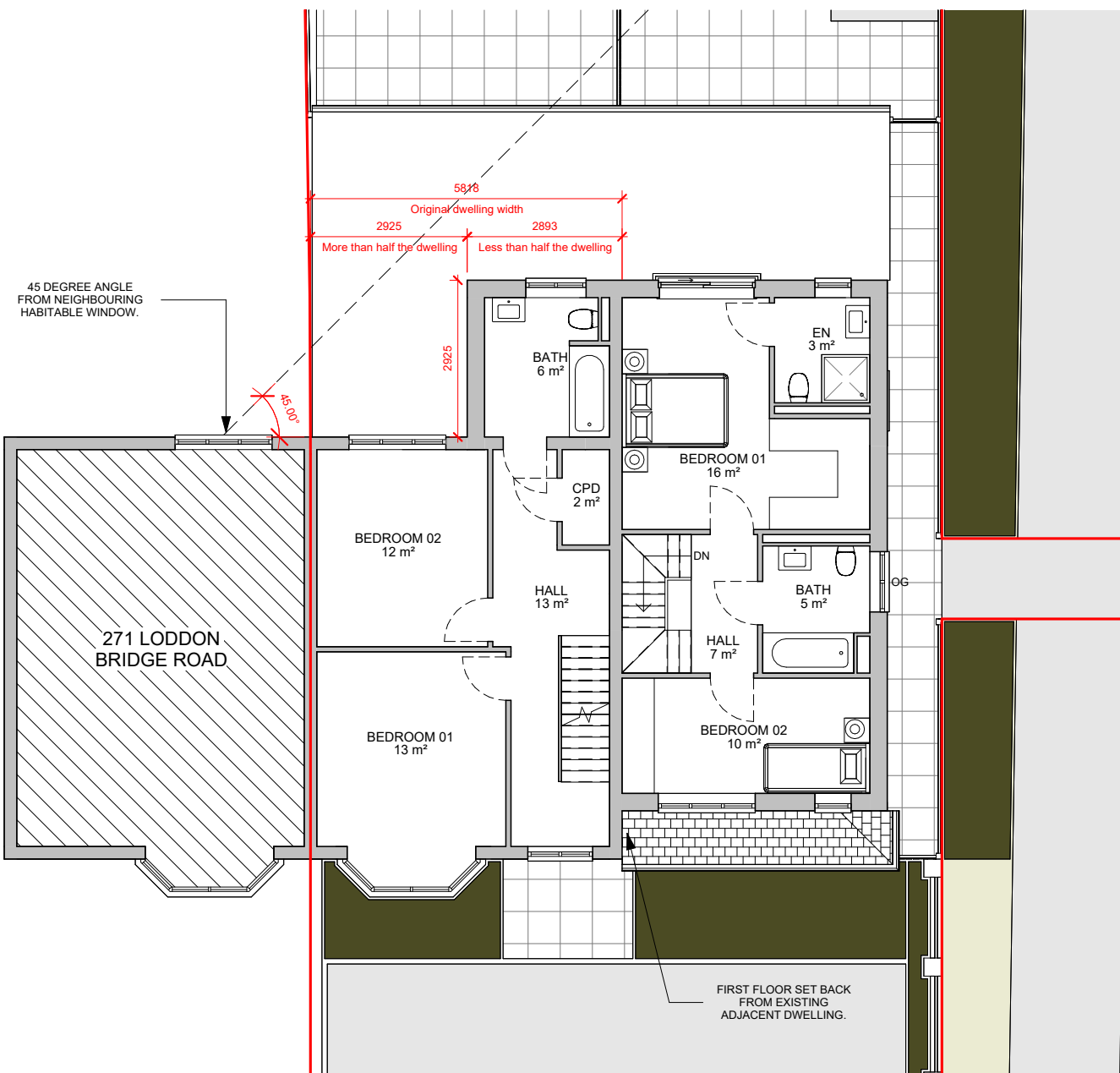


FIG 19: Proposed First Floor Plan

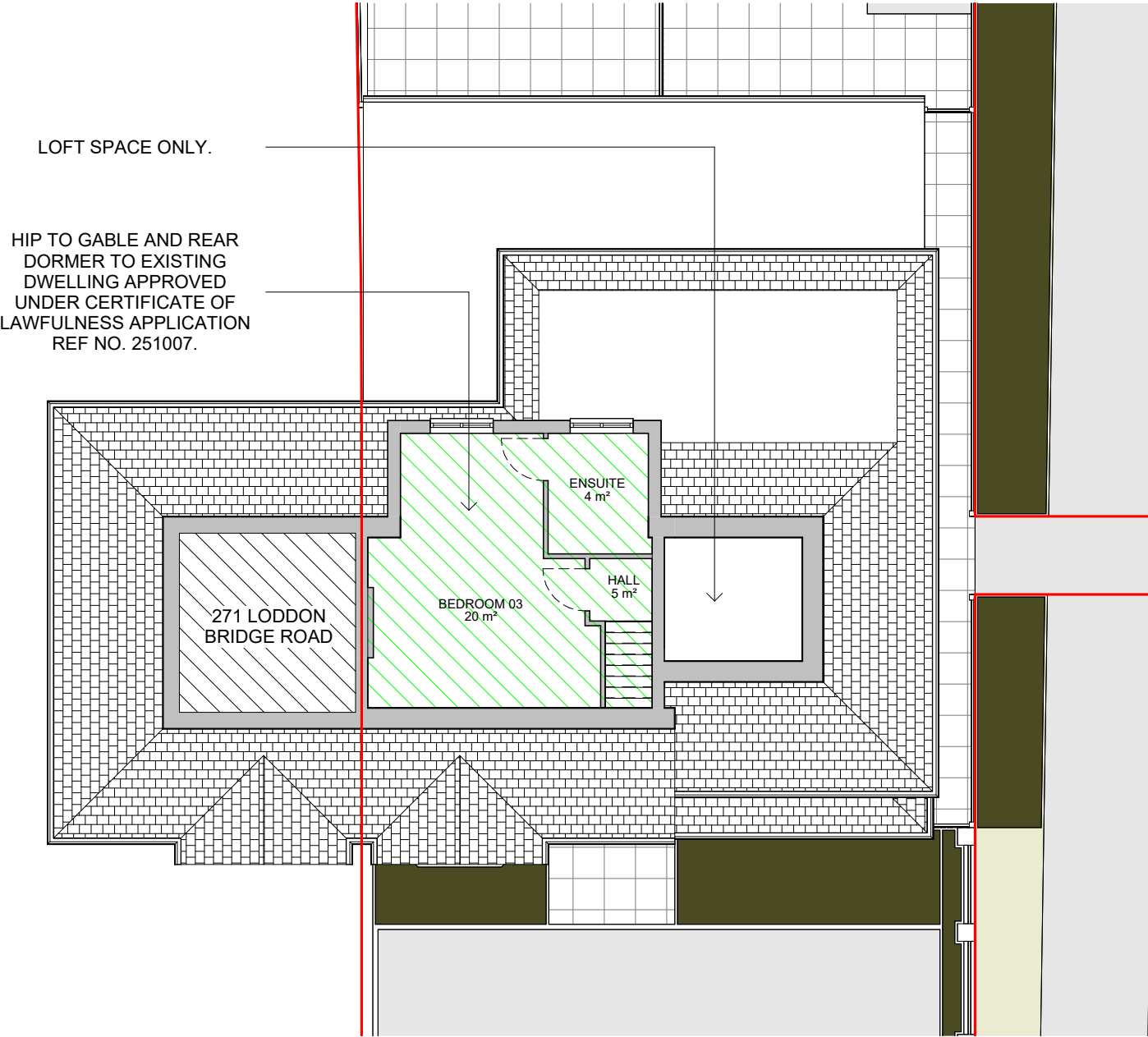
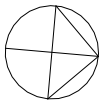


FIG 20: Proposed Second Floor Plan

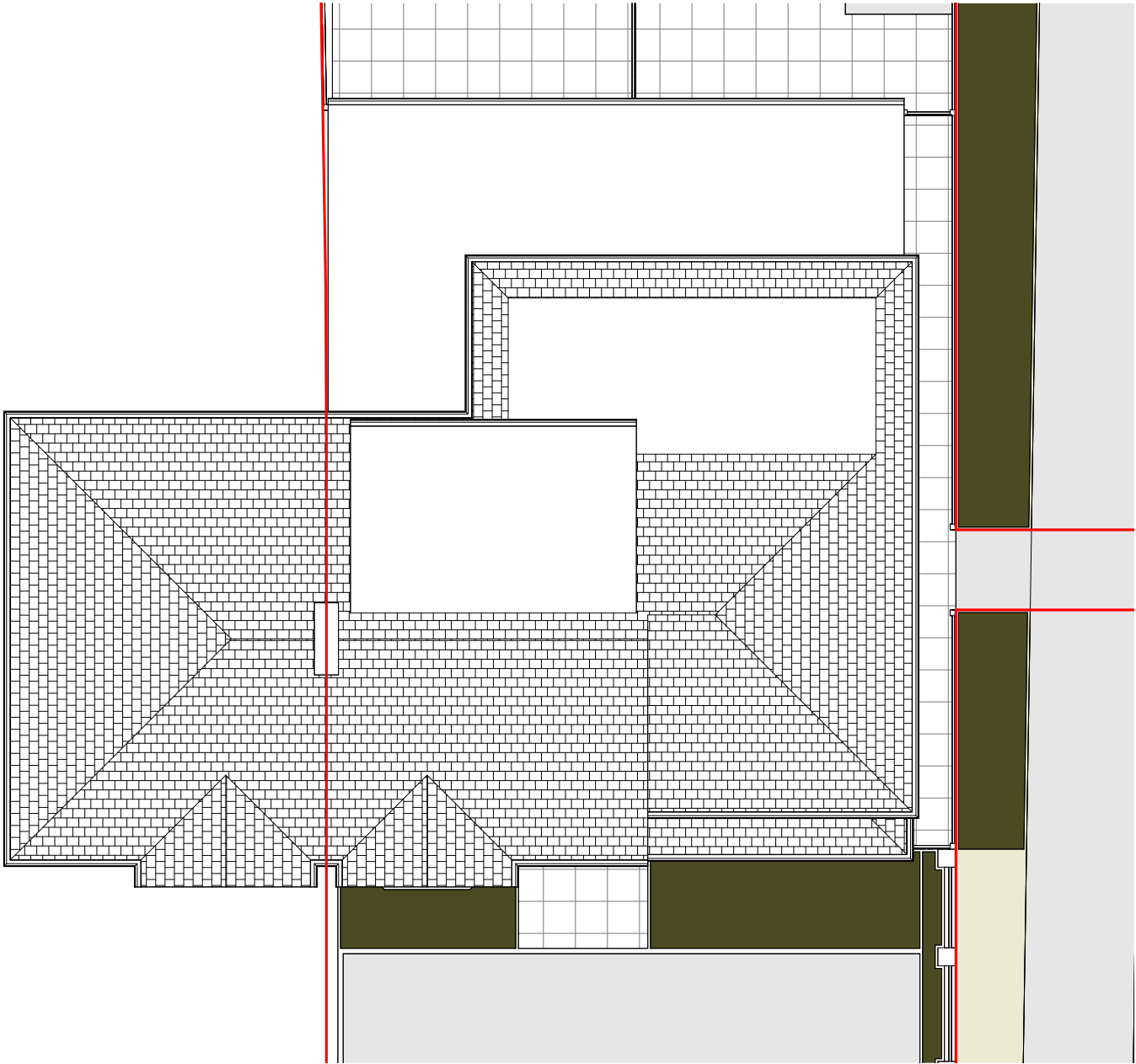


FIG 21: Proposed Roof Plan

DESIGN PROPOSAL

FLOOR PLANS - NOT TO SCALE

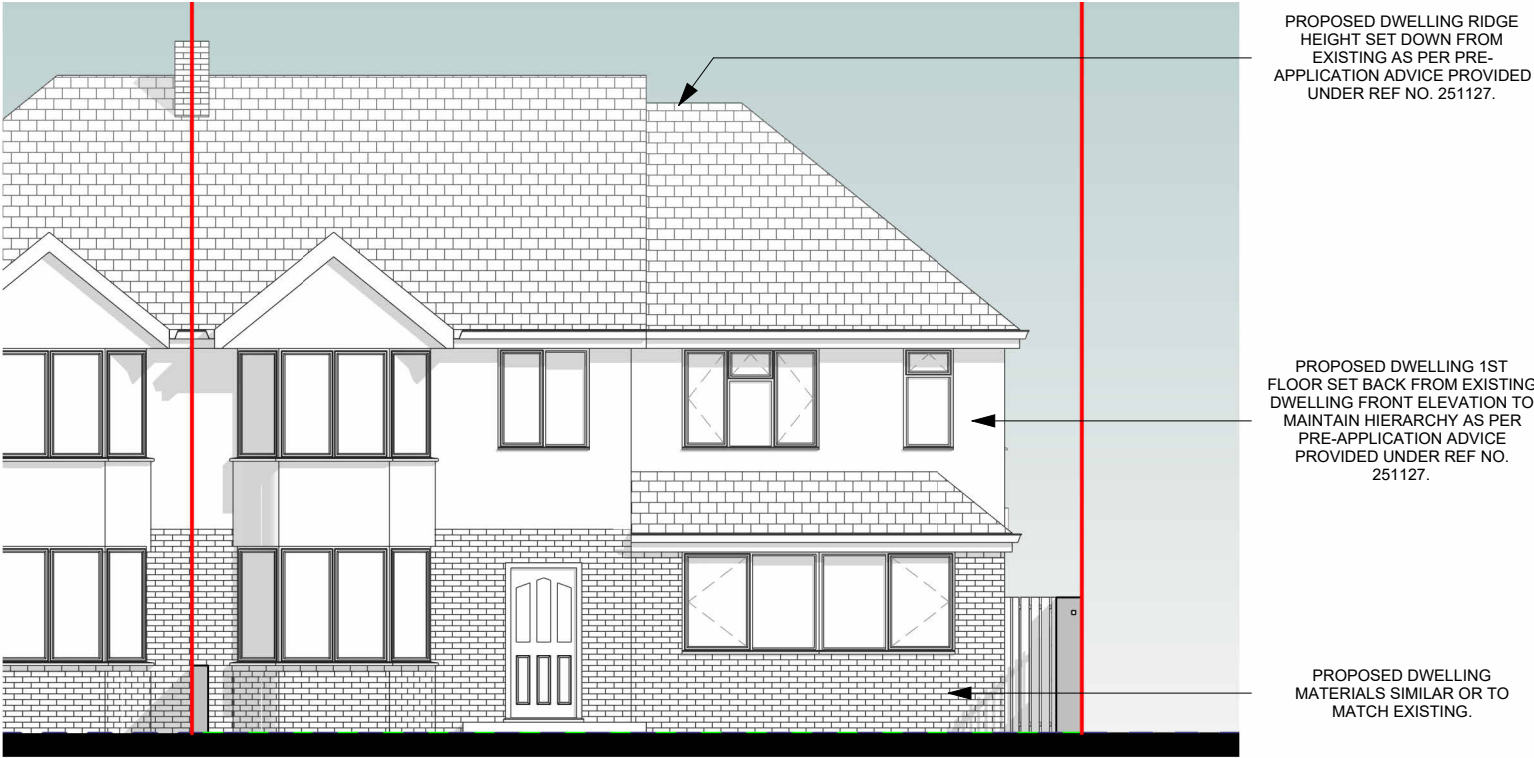


FIG 22: Proposed Front Elevation



FIG 23: Proposed Rear Elevation



FIG 24: Proposed Side Elevation

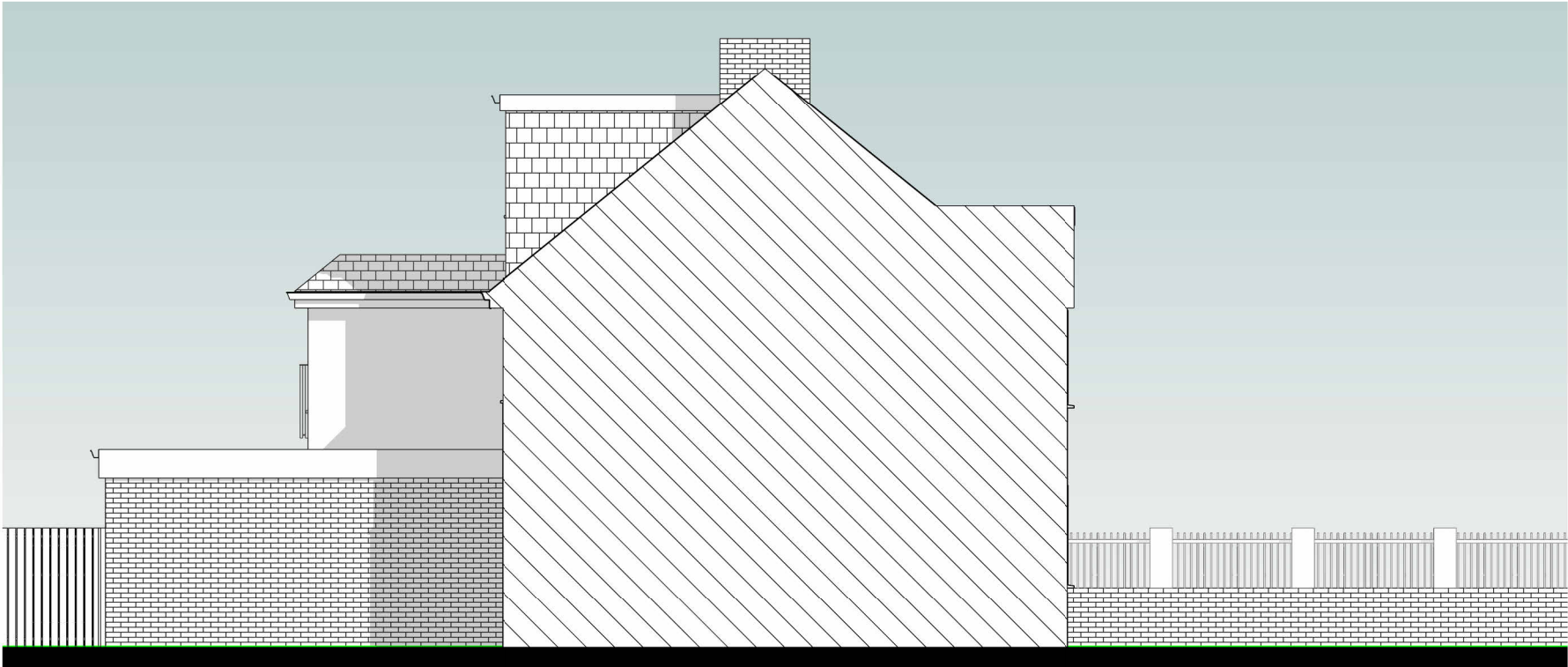


FIG 25: Proposed Side Elevation

DESIGN PROPOSAL

ELEVATIONS - NOT TO SCALE



PROPOSED 1800MM HIGH GARDEN WALL TO FRONT & PART SIDE PERIMETER OF PROPERTY TO MATCH 277 LODDON BRIDGE ROAD.

FIG 26: Proposed Street Scene Elevation

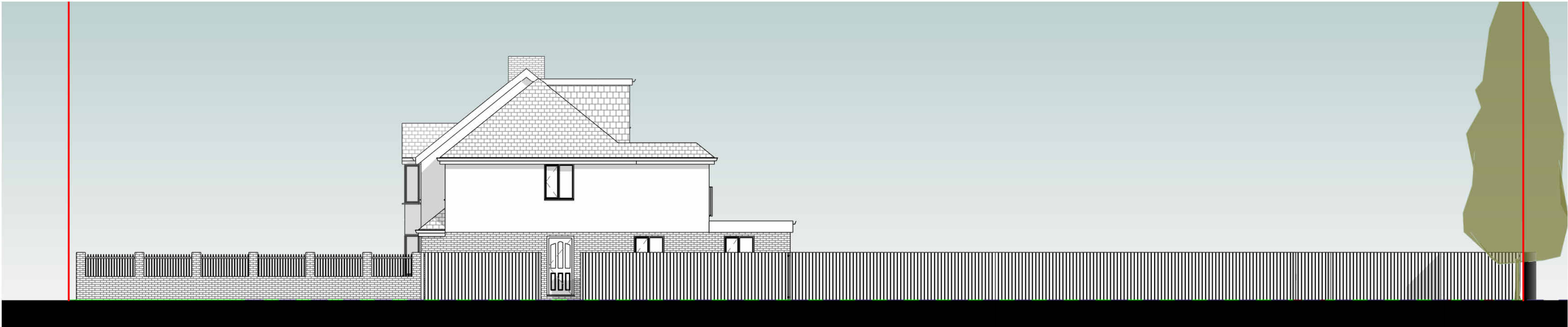


FIG 27: Proposed Street Scene Elevation

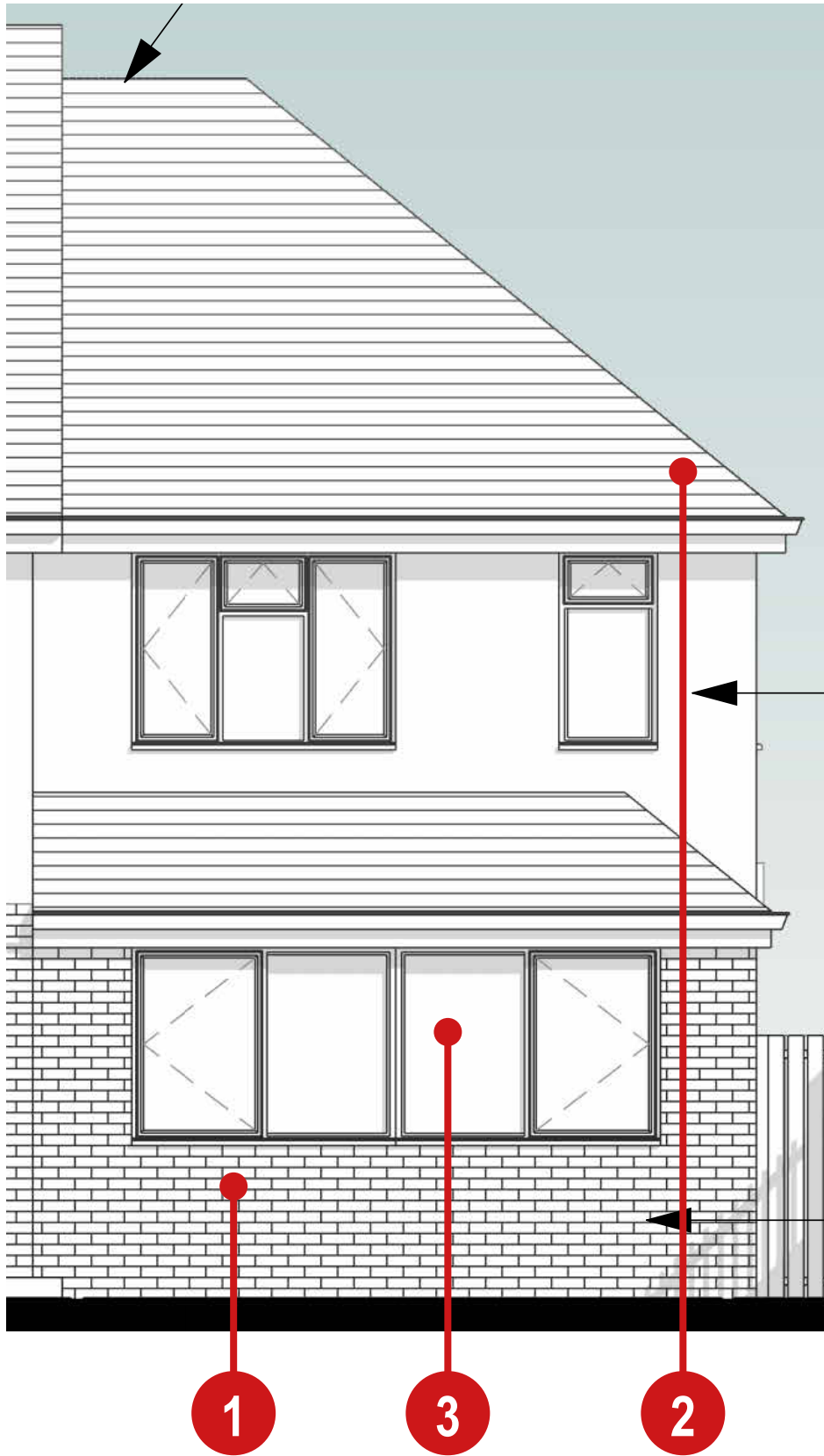


FIG 28: Proposed Front Elevation Extract



FIG 29: Red Multi Stock Brick & White Silicone Render



FIG 30: Mixed Brindle Concrete Tiles



FIG 31: White uPVC Double Glazing

The materiality of the proposal will look to draw from the existing dwelling and context, which exhibits a mixture of finishes including both red bricks, render, brown or grey roof tiles and a multitude of fenestrations.

By implementing a combination of red multi stock bricks, white silicone render, mixed brindle plain concrete roof tiles and white double glazed uPVC windows, the proposal will compliment the surrounding buildings and be similar to the existing dwelling to show a coherent approach.

EVALUATION

AMENITY & CAR PARKING

AMENITY & LANDSCAPING

Each of the proposed dwellings will provide an abundance of private amenity space to the rear, with a footprint of 122sqm (Existing Dwelling) and 211.60sqm (Proposed Dwelling including car parking area) not taking into consideration the access ways provided down the side of the property or the existing front garden. The front amenity will be retained by the existing dwelling and defensive planting will be provided in front of the proposed dwelling.

A landscape scheme has been produced and submitted in association with this proposal, this should be read in conjunction with the rest of the submitted documentation including the BNG exemption statement as this proposal will be a self build.

CAR PARKING & DROPPED KERB

With regards to car parking the existing dwelling will retain all of its existing parking spaces whilst the proposed dwelling will be provide with 2no. car parking spaces in accordance with the local planning policies and pre-application feedback. Furthermore, the proposed dropped kerb to the rear has been approved under a previous consent (planning ref no. 251075). Furthermore, this application has been accompanied by a set of sight-line plans showing that the proposed entrance will have compliant visibility splays and swept paths.



FIG 32: Proposed Site Plan - Amenity Space & Car Parking

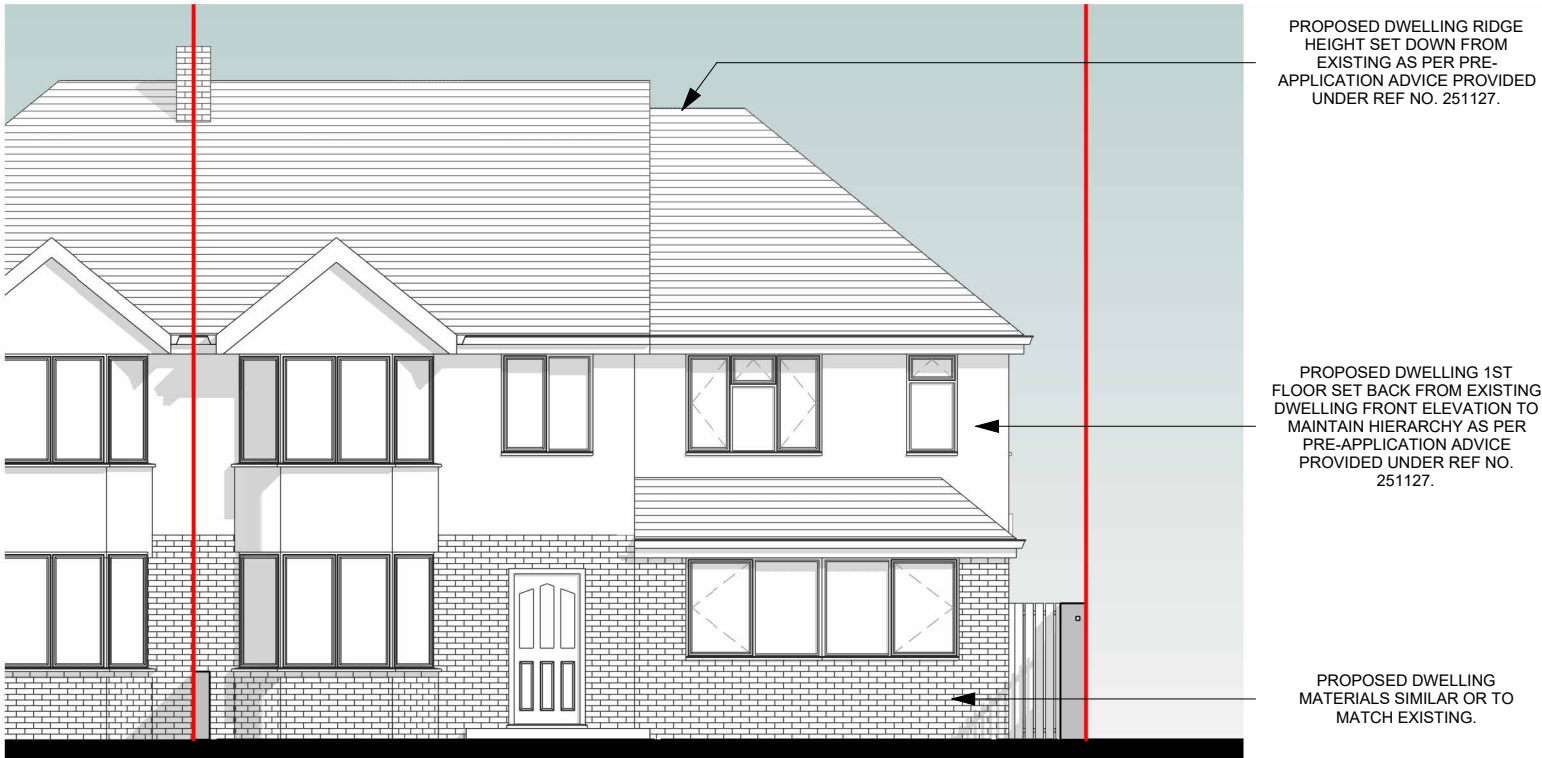


FIG 33: Proposed Front Elevation - Building Heights

The proposed dwelling will be located on the corner of Loddon Bridge Road and Cobham Road hence there will be no neighbouring impact to one side. The proposed dwelling will be attached to the existing dwelling, both of which will be retained by the applicant and hence there is no concern of overlooking. However, the 45 degree line has been shown on the proposed 1st floor plan from the closest habitable room to show compliance.

Moreover, the front elevation has been set back and the ridge line set down in accordance with the pre-application feedback to make sure the new dwelling is subservient to the existing and is similar to a double storey side extension.

Finally the impact of the 6m single storey rear extension on 271 Loddon Bridge Road has already been assessed and deemed acceptable under prior approval, application ref no. 251900.

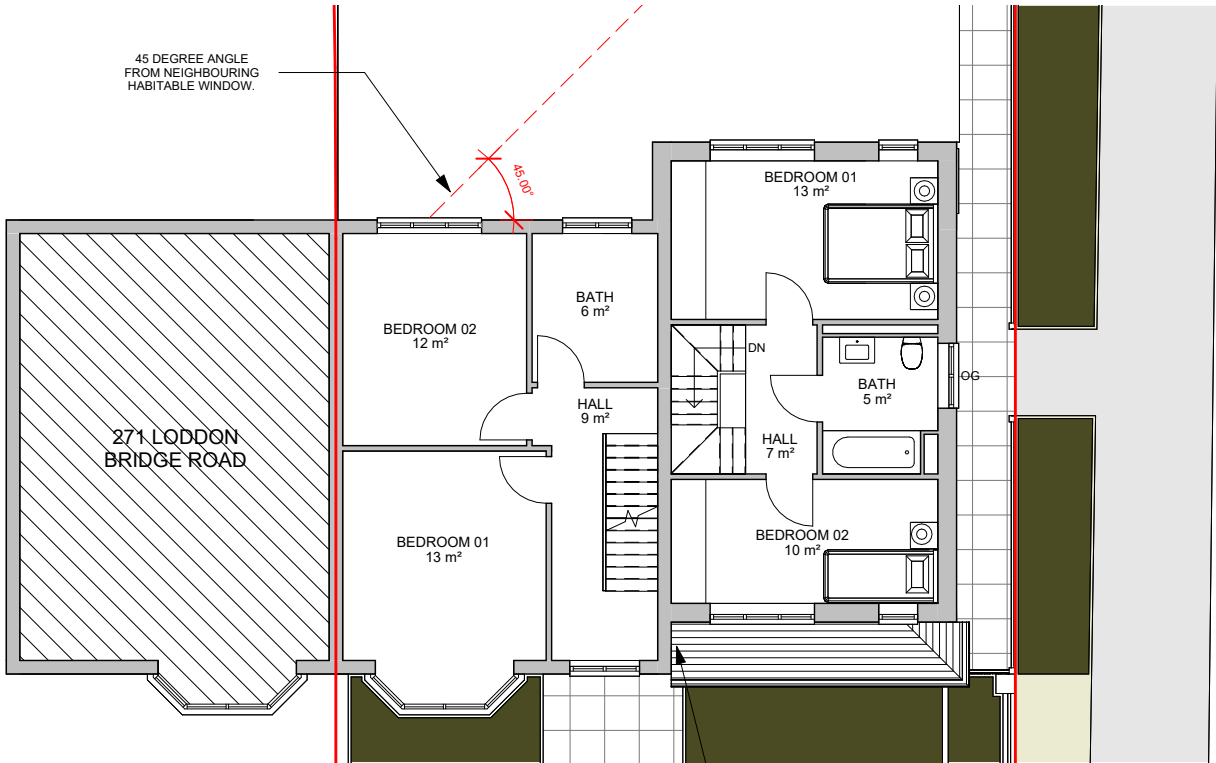


FIG 34: Proposed First Floor Plan - 45 degree line

EVALUATION

REFUSE & CYCLE STORAGE

CYCLE STORAGE

Both the existing and proposed dwelling will be provide with an abundance of private amenity space that will be safe and secure. Therefore, the occupants will be able to erect a garden shed or bike box as shown in FIG 34. Any further information which the LPA requires regarding the cycle storage arrangements can be secured through a planning condition.

REFUSE STORAGE

Both the existing and proposed dwelling will be provide with an abundance of private amenity space that will be safe and secure. Therefore, the occupants will be able to store the appropriate waste refuse bins in accordance with the LPA requirements, as example of this shown in FIG 35. Any further information which the LPA requires regarding the refuse storage arrangements can be secured through a planning condition.



FIG 35: Example Bike Box



FIG 36: Example Wheelie Bin

We hope that the above documentation has provide the necessary oversight into the proposal for the demolition of part of the existing dwelling at the application site and construction of 1no. new build residential dwellings with associated vehicle access, car parking, amenity, cycle and refuse storage. We look forward to working with yourselves towards a positive outcome.

ASARCH