

PLANNING STATEMENT

(Including Design & Access Statement, Planning Justification Statement & Policy Compliance Table)

Address: 65 Eastcourt Avenue, Earley, Reading RG6 1HH

Proposal: Two-storey side pitched roof extension & single-storey flat roof rear extension

Applicant: Mr and Mrs Shrubsall

Agent: AAN design and survey

Date: 24 November 2025

1. INTRODUCTION

This Planning Statement accompanies a householder planning application for a **two-storey pitched-roof side extension** and **single-storey flat-roof rear extension** at 65 Eastcourt Avenue, Earley.

The purpose of this document is to:

- Explain the design rationale (Design & Access Statement)
- Demonstrate policy compliance and planning justification
- Provide a full, line-by-line assessment against the Wokingham Borough Council Development Plan (Core Strategy + MDD Local Plan)

This is a **full combined submission document** intended to meet WBC validation and assessment requirements.

2. SITE & SURROUNDING CONTEXT

65 Eastcourt Avenue is a two-storey detached dwelling located in a well-established residential street characterised by similarly scaled properties, many of which have been extended. The plot includes:

- A wide side garden
- A deep rear garden
- Existing driveway parking
- No heritage constraints
- Location **within the settlement boundary** of Earley

The area contains a mix of pitched-roof side extensions and modest rear extensions, forming an established suburban character.

3. PROPOSED DEVELOPMENT

3.1 Single -storey side extension

- Pitched roof to match host dwelling (material, slope, form)
- Subordinate in scale in relation to the front elevation to remain subordinate
- Matching brickwork, tiles and fenestration
- Creates a heated entrance to the house

3.2 Two-storey side extension

- Pitched roof to match host dwelling (material, slope, form)
- Set back from the front elevation to remain subordinate
- Set down from main ridge line
- Matching brickwork, tiles and fenestration
- Creates additional first-floor accommodation and improved ground floor layout plus integral single garage

3.3 Single-storey rear extension

- Flat roof with no parapet wall
- Rear glazing to provide increased natural light
- Enlarged family room area
- Designed to minimise neighbour impact

Together the proposals create functional, modern family living space while maintaining the character of the dwelling.

4. DESIGN & ACCESS STATEMENT

4.1 Use

The property remains a C3 dwellinghouse. The extension improves its usability for family occupation.

4.2 Amount

The extensions are modest and proportionate to the plot size and existing house. They do not result in overdevelopment.

4.3 Layout

The internal layout improves circulation and layout, while the first floor gains additional bedroom and bathroom accommodation.

4.4 Scale

- Side extension: subordinate due to setback and lowered ridge.
- Rear extension: single-storey, low profile.
- Porch extension: single-storey, low profile.

4.5 Appearance

Matching materials ensure seamless integration with the existing dwelling and surrounding street scene.

4.6 Landscaping

Existing garden retained; no significant vegetation loss.

4.7 Access

Vehicular and pedestrian access remain unchanged. Parking remains compliant with Wokingham standards.

5. PLANNING JUSTIFICATION

The application is acceptable in principle and satisfies national and local policies:

Sustainable Location

The site is within development limits (MDD CC02) and benefits from nearby services and public transport.

Design Quality

The proposal is sympathetic, subordinate and reflects the Borough Design Guide SPD requirements. The developments match local character and contribute positively to the street scene.

Impact on the host building

The extensions are proportional and do not overbear on the host building. The proposal to have a rendered finish at first floor level (*typical of many local properties*) to the two-storey extension and the existing house maintains a sense of unity.

Neighbour Amenity

The extensions have been designed to avoid overshadowing, loss of privacy or overbearing effects. Window placement avoids overlooking and massing is kept modest. There is no loss of light to neighbouring properties.

Street scene

The proposal are in keeping and well set back from Eastcourt Avenue resulting in little or no impact on the street-scene

Environmental Considerations

Energy efficiency measures include improved insulation, glazing and low-energy lighting. The site is in Flood Zone 1 and drainage solutions ensure no adverse impact.

Highways

No changes to access; parking provision is retained (MDD CC07).

6. POLICY COMPLIANCE TABLE

6.1 Core Strategy (2010)

Policy	Requirement	Assessment	Compliant?
3	Sustainable development	Within settlement; balanced design	✓
CP2	Inclusive communities	Improves family accommodation	✓
CP3	General development principles	Subordinate extension; good design	✓
CP4	Infrastructure	No infrastructure impact	✓
CP5	Housing mix & quality	Improves existing stock	✓
CP6	Transport	No access change; parking retained	✓
CP7	Biodiversity	No significant ecological impact	✓
CP8	Environmental assessment	No harmful effects	✓
CP9	Scale & location	Appropriate scale, sustainable site	✓
CP10–17	Strategic/countryside policies	Not applicable	N/A

6.2 MDD LOCAL PLAN (2014)

Policy	Requirement	Assessment	Compliant?
CC01	Presumption in favour	Proposal sustainable	✓
CC02	Development limits	Site inside limits	✓
CC03	Trees & GI	No significant trees removed	✓
CC04	Sustainable design	Insulation, glazing, low-energy fixtures	✓
CC06	Noise	No impact	✓
CC07	Parking	Driveway retained	✓
CC08	Transport safeguarding	Not relevant	N/A
CC09	Flood risk	Flood Zone 1	✓
CC10	Drainage	SUDS principles applied	✓
TB07	Amenity	No harm to neighbours	✓
TB09	Residential standards	Functional layout improved	✓
TB21	Townscape	Subordinate & sympathetic	✓
TB23	Ecology	Minimal impact	✓

6.3 Supplementary Planning Documents

SPD	Requirement	Assessment
Borough Design Guide	Subordination; neighbour protection; design coherence	Fully met

SPD	Requirement	Assessment
Sustainable Design & Construction	Proportionate domestic sustainability	Met
Parking Standards SPD	Sufficient on-site parking	Met

7. OVERALL PLANNING BALANCE

The proposals:

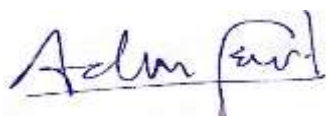
- Conform to **all relevant policies** in the Core Strategy and MDD Local Plan
- Represent a **high-quality, subordinate, well-designed extension**
- Preserve local character
- Protect neighbour amenity
- Maintain compliant parking and access
- Integrate sustainable design principles
- Create improved, modern family accommodation

There are **no material planning harms**, and significant weight supports granting permission.

8. CONCLUSION

The proposed two-storey side extension and single-storey rear extension at 65 Eastcourt Avenue fully comply with Wokingham Borough Council planning policy and national guidance. The design is sensitive to the host dwelling, respectful of neighbours, and enhances the long-term function of the property.

Householder Planning permission is therefore respectfully requested.



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on behalf **AAN design and survey**
for Mr & Mrs Shrubsall



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