

PLANNING REF : 252384
PROPERTY ADDRESS : Watermoor Point
: Watermoor Road, Cirencester, Gloucestershire
: GL71LF
SUBMITTED BY : Mr Oliver Wright
DATE SUBMITTED : 07/11/2025

COMMENTS:

On behalf of the National Annexe Planning Consultancy (NAPC), I am writing in support of planning application reference 252384 for the proposed conversion of the existing lounge to create habitable accommodation following subdivision of the dwelling to form an annex, including associated internal amendments, at 303 Reading Road, Winnersh, Wokingham, RG41 5LR.

NAPC's national expertise in ancillary and modular development underlines the value of such proposals in making efficient use of existing residential plots. The creation of an annex, as described in this application, is consistent with the principle of providing flexible living arrangements that can accommodate multigenerational households or support independent living for family members, while remaining ancillary to the main dwelling. This approach aligns with sustainable development objectives by addressing housing and care needs without necessitating large-scale new construction.

It is important to note that the ancillary nature of the proposed annex is reinforced by its physical and functional relationship with the main dwelling. Careful attention should be given to ensuring that the annex remains subordinate in scale and layout, with no risk of future separation or independent occupation. The internal amendments proposed appear to support this relationship, and we trust that the Council will consider appropriate conditions to safeguard the annex's ancillary status.

We encourage Wokingham Borough Council to consider the adoption of supportive annexe policies in future iterations of its local plan. International examples, such as those in Ireland and California, demonstrate the positive impact of ancillary accommodation in relieving housing pressures and supporting diverse family needs. The benefits of such accommodation are well documented and are further detailed at <https://napc.uk/annexe-support/>.

NAPC welcomes the opportunity to support this application and remains available to provide further insight into the positive role of ancillary residential accommodation in meeting local and national housing objectives.