

3256 DESIGN AND ACCESS STATEMENT

Proposal: Erection of a two-storey side extension following demolition of existing conservatory, and associated external alterations.

Site Address: 1 Chapel Lane, Riseley, RG7 1QU

Applicant: Mr Humphreys

Agent: David Taylor Design Services

Drawing References: 3256-1, 3256-3, and 3256-10TP

Date: August 2026 (iss a)

1.0 INTRODUCTION & CONTEXT

1.1 This Design and Access Statement has been prepared in support of a Householder Planning Application submitted to Wokingham Borough Council.

1.2 The application site comprises a two-storey detached residential dwelling situated on a prominent corner plot at the junction of Chapel Lane and Odiham Road, Riseley.

1.3 The surrounding area is predominantly residential in character, featuring a mix of detached and semi-detached properties of varying architectural styles. The site does not sit within a Conservation Area, and the host building is not statutory or locally listed.

1.4 The proposed development seeks planning permission to replace an existing single-storey glass conservatory on the eastern flank with a high-quality two-storey side extension.

2.0 PLANNING POLICY FRAMEWORK

2.1 The proposal has been designed in strict accordance with national and local planning policies, specifically targeting:

- **National Planning Policy Framework (NPPF) (2023):** Section 12 (Achieving well-designed places).
- **Wokingham Borough Core Strategy (2010):** Policy CP1 (Sustainable Development) and Policy CP3 (General Principles for Development).
- **Wokingham Borough Design Guide SPD (2012):** Specifically section 4, regarding residential extensions, separation distances, and boundary impacts.

3.0 DESIGN EVOLUTION: AMOUNT, SCALE & LAYOUT

3.1 **Amount:** The proposal involves the demolition of the existing east-facing conservatory to facilitate a two-storey side extension. The resultant footprint optimizes internal family living spaces without overdeveloping the plot ratio.

3.2 **Scale and Massing:** The scale of the two-storey extension remains subordinate to the host dwelling. The roof profile maintains an identical pitch to the original structure but features a dropped ridge line.

3.3 **Layout:** The layout builds logically onto the established linear form of the dwelling. Fenestration alterations on the front (north) elevation include replacing a full-length

ground-floor aperture with a smaller window unit to improve visual symmetry and balance. Wide-span bi-fold doors are positioned on the private rear (south) elevation to enhance indoor-outdoor connectivity.

4.0 APPEARANCE & MATERIALS

4.1 To ensure visual cohesion and compliance with Policy CP3, all external materials have been selected to replicate the existing architectural fabric as detailed on Drawing No. 3256-3:

- **Ground Floor Walls:** Facing brickwork to match the colour, bond, and texture of the existing brickwork exactly.
- **First Floor Walls:** Smooth-finish through-colour render to match the existing upper-level facade treatments.
- **Roofscape:** Interlocking concrete/clay tiles to match the profile and colouration of the host roof.
- **Fenestration:** White window frames matching the profile and structural configuration of the existing windows.

5.0 ARBORICULTURE & TREE PROTECTION

5.1 The eastern boundary of the site runs parallel to Odiham Road and features a distinct row of established, mature trees.

5.2 As demonstrated on the accompanying **Tree Protection Plan (Drawing No. 3256-10TP)**, the footprint of the extension has been designed to sit clear of the critical Root Protection Areas (RPAs).

5.3 To guarantee zero root damage or soil compaction during the construction phase, heavy-duty protective fencing will be erected along the designated TPP fencing line prior to any site clearance or material delivery. This methodology strictly adheres to British Standard **BS 5837:2012** (Trees in relation to design, demolition, and construction).

5.2 Structural Engineering & Foundation Design

Substructure and Piled Foundation System

The foundation design prioritises the long-term health of the surrounding landscape. A specialist piled foundation system will safely transfer structural loads to competent load-bearing strata while completely safeguarding the Root Protection Areas (RPAs) of adjacent trees.

By utilizing localized piles instead of continuous strip foundations, the design eliminates traditional trenching. This approach prevents harmful root severance, preserves existing soil hydrology, and ensures structural stability.

- **Low-Impact Piling:** Hand-augered or low-ground-pressure mini-piling rigs will prevent soil compaction within the RPAs.

- **Flexible Layout:** Pile positions will be dynamically adjusted during installation to bypass major lateral tree roots.
 - **Suspended Ground Beams:** Reinforced concrete ground beams will be constructed above or at ground level to span the piles.
 - **Ventilated Air Void:** A permanent void beneath the suspended slab maintains critical gas and moisture exchange for the root systems.
 - **Manual Excavation:** Any necessary soil clarification or pile cap preparation within RPAs will be executed using hand tools only.
 - **Regulatory Compliance:** The entire substructure methodology strictly complies with **BS 5837:2012** (Trees in relation to design, demolition, and construction).
-

6.0 IMPACT ON RESIDENTIAL AMENITY

6.1 Privacy & Overlooking: Although upper-floor east side-facing windows are proposed, there are no overlooking concerns.

6.2 Daylight & Sunlight: The massing profiles strictly comply with the council's standard 45-degree daylight rule. The extension will not result in an adverse loss of light, overshadowing, or a dominant, overbearing impact on adjacent habitable rooms.

7.0 ACCESS & PARKING

7.1 Vehicular Parking: The existing vehicular access from Chapel Lane and off-street driveway parking configuration remain completely unaltered. The property retains adequate parking capacity in accordance with Wokingham Borough Council's parking standards.

7.2 Pedestrian & Refuse Transport: A clear, continuous external pathway is maintained along the site boundary, ensuring that external bin rotations can be carried out safely between the rear garden and the public highway without passing through habitable zones.

8.0 CONCLUSION

8.1 The proposed extension constitute a well-considered, highly sympathetic addition that harmonizes with the original dwelling and protects the surrounding natural landscape. The application satisfies all relevant criteria within the Wokingham Borough Design Guide and broader local policies. Accordingly, it is respectfully requested that planning permission be granted.

Dear Sir / Madam,

RE: HOUSEHOLDER PLANNING APPLICATION FOR PROPOSED SIDE EXTENSIONS AND ASSOCIATED ALTERATIONS AT 1 CHAPEL LANE, RISELEY, RG7 1QU

Please find enclosed a householder planning application submitted on behalf of the applicant, Mr Humphreys, for the proposed development at the above-referenced site.

The application seeks planning permission for the erection of a two-storey side extension on the eastern flank following the demolition of the existing single-storey glass conservatory.

To assist with the validation and assessment of this application, the following documentation has been submitted electronically via the Planning Portal:

1. **Completed Householder Planning Application Forms** (including signed Ownership Certificate A).
2. **Design and Access Statement** (dated August 2026).
3. **Drawing No. 3256-1** – Existing Elevations and Floor Plans.
4. **Drawing No. 3256-3** – Proposed 2-Storey Elevations and Floor Plans (Design 1).
5. **Drawing No. 3256-10TP** – Site Plan and Tree Protection Plan.
6. **The Required Statutory Planning Fee** (paid directly via the Planning Portal routing engine).

Key Planning and Design Considerations

The proposed scheme has been designed to strictly comply with **Policies CP1 and CP3** of the *Wokingham Borough Core Strategy (2010)* and the design criteria outlined within the *Wokingham Borough Design Guide SPD (2012)*.

Care has been taken to ensure that the two-storey side extension remains in keeping to the host dwelling by stepping down the ridge line from the main roof profile. Furthermore, all external materials—including facing brickwork, smooth render, and profile roof tiles—have been specified to match the existing property exactly to maintain visual cohesion within the Chapel Lane street scene.

Special consideration has also been given to the mature trees running parallel to Odiham Road along the eastern boundary. As demonstrated on **Drawing No. 3256-10TP**, the extension layout respects the critical Root Protection Areas (RPAs), and protective barriers will be deployed in full accordance with British Standard **BS 5837:2012** prior to the commencement of any site works.

The overall massing adheres to the council's standard 45-degree daylight trajectories.

We trust that the submitted information is sufficient to allow for the prompt validation of this application. Should you or the case officer require any further details, clarification, or a site visit, please do not hesitate to contact me.

Yours faithfully,

David Taylor

On behalf of Mr Humphreys