

PLANNING REF : 252252
PROPERTY ADDRESS : Watermoor Point
: Watermoor Point Watermoor Road, Cirencester, Gloucestershire
: GL71LF
SUBMITTED BY : Oliver Wright
DATE SUBMITTED : 13/10/2025

COMMENTS:

On behalf of the National Annexe Planning Consultancy (NAPC), I write in support of planning application reference 252252 for the proposed erection of a rooftop extension with terrace decking to the existing main building, alterations to fenestration, a rooftop infill extension to the annex building, the erection of a detached single-storey garage, associated landscaping and parking alterations, and demolition of the existing single-storey rear kitchen/service extension at L'ortolan Restaurant, Church Lane, Shinfield, Wokingham RG2 9BY.

NAPC recognises the value of ancillary and modular development in making efficient use of existing residential plots and supporting flexible living arrangements, including multigenerational households. The proposed infill extension to the annex building is consistent with the principle of providing ancillary accommodation, which can offer sustainable solutions to housing and care needs without necessitating large-scale new development. Our national expertise in this sector underlines the importance of such proposals in addressing current and future demographic pressures.

In considering this application, it is important to note that the ancillary nature of the annexe extension, as described, remains subordinate to the main building and is designed to complement the existing character and appearance of the site. The proposed garage and landscaping alterations are in keeping with the established built form and materials, ensuring visual harmony and minimising any risk of overdevelopment or separation from the principal dwelling. We would encourage the local planning authority to ensure that any conditions attached to the approval reinforce the ancillary use of the annexe and prevent its future subdivision.

We also encourage Wokingham Borough Council to consider the adoption of supportive annexe policies in future iterations of the local plan. Evidence from Ireland and California demonstrates that enabling ancillary accommodation can play a significant role in relieving housing pressures and supporting family cohesion, while delivering sustainable development outcomes.

For further information on the positive role of annexes and ancillary accommodation, we invite officers and members to refer to <https://napc.uk/annexe-support/>.