

PLANNING REF : 252260
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 252260 for the proposed erection of a detached single-storey annexe at Rivendell, Church Lane, Arborfield, Wokingham, RG2 9JA. The application, which seeks retrospective permission for a sensitively designed ancillary building following the demolition of a derelict outbuilding, aligns with NAPC's national position that ancillary and modular development makes efficient use of existing residential plots and provides flexible, sustainable accommodation options.

The proposed annexe, with its dual-pitched roof in Redland 49 tiles, small flat roof section, rendered magnolia walls, and white PVCu double glazed windows and doors, is clearly intended as a subordinate structure to the main dwelling. Its single-storey nature and careful material choices ensure it remains visually and functionally ancillary, supporting multigenerational living or providing care without introducing a separate planning unit. NAPC's expertise in the field confirms that such proposals, when properly controlled, do not undermine local character or lead to inappropriate intensification.

We note the retrospective nature of the application and encourage the Council to ensure that the annexe remains ancillary in use, with appropriate conditions to prevent future separation from the main house. Considerations such as access, scale, and layout appear to have been addressed sensitively, with the replacement of a derelict structure representing an improvement to the site's amenity and appearance.

NAPC encourages Wokingham Borough Council to consider the adoption of supportive annexe policies in future iterations of the local plan, recognising the positive impact of ancillary accommodation in relieving housing pressures, as demonstrated in Ireland and California. These regions have seen significant benefits from embracing flexible living arrangements, and similar approaches could support local needs in Wokingham.

Further information on the benefits of annexe accommodation and national best practice can be found at <https://napc.uk/annexe-support/>. We trust the Council will give due weight to the merits of this application and the broader contribution of ancillary accommodation to sustainable communities.