

PLANNING, DESIGN AND ACCESS STATEMENT INCLUDING, LANDSCAPE & VISUAL IMPACT SUMMARY, POLICY COMPLIANCE AND SUDS STRATEGY FULL PLANNING APPLICATION FOR A NEW DWELLING

Applicant: Sarah Weatherlake

Site: Land adjacent to Yewcroft / The Bothy, Wargrave, Berkshire

Local Planning Authority: Wokingham Borough Council



Cover image: Site + Wargrave Manor (© Andrew Holt/ Alamy Stock Photo)

1.0 Introduction and Purpose of this Statement

1.1

This Planning, Design and Access Statement has been prepared in support of a full planning application for the construction of a single-storey dwelling on land adjacent to Yewcroft, accessed from The Bothy in Wargrave. The proposal also includes a revised vehicular access, altered red-line boundary, and a refined architectural design.

1.2

The site benefits from previous planning permissions for the erection of a single dwelling. Importantly, the most recent permission remains in date and could still be lawfully commenced, subject to lawful implementation. The permission has not yet been physically commenced, and therefore the development has not begun as a matter of fact and degree.

1.3

Because the current scheme introduces a new red-line boundary, a different access arrangement, and material amendments to the design, the proposal cannot proceed under Section 73. This application is therefore a new full planning application, albeit one which sits firmly within the parameters already accepted by the local planning authority.

1.4

This statement integrates the following into one comprehensive document:

- Planning justification
- Design and Access Statement
- Landscape and Visual Impact (LVIA) Summary
- Arboricultural and ecology overview
- Drainage and sustainability considerations
- Statement of Community Involvement
- Policy-by-policy compliance assessment
- A full SuDS strategy
- Recommended planning conditions

1.5

The purpose of this statement is to demonstrate that the proposed development represents a policy-compliant, landscape-led and well-designed dwelling. Heritage considerations are assessed separately within the accompanying Heritage Statement.

2.0 Site and Surrounding Context

2.1

The application site comprises former garden land historically associated with properties on The Bothy. It is positioned between Yewcroft to the west and The Croft to the east. The site is served from The Bothy, a narrow, enclosed lane bordered by brick walls, hedges and mature planting, giving it an intimate, verdant character.

2.2

The site lies within the Wargrave Conservation Area, notable for its traditional architecture, walled garden boundaries, mature vegetation and the historic development pattern of the village. The surrounding area comprises modest houses of varying styles, typically set within planted garden plots.

2.3

To the north lies land forming part of the Wargrave Manor estate. Wargrave Manor is a Grade II Listed building, whose associated parkland provides a historic landscape backdrop to the village. A robust boundary wall and mature trees form a strong transition between the domestic garden land and the deer park beyond.

2.4

The site sits comfortably within a walled garden setting, characterised by enclosure, planting structure and the containment provided by historic garden walls. Public views into the site are very limited.

2.5

The land slopes gently from east to west. Surrounding boundaries consist of hedges, timber fencing and brick garden structures associated with the earlier ornamental use of the land.

3.0 Planning History and Principle of Development

3.1

The site has been subject to multiple planning applications, with the most recent approval granting consent for a single, low-profile dwelling. This permission remains live. The Council has therefore already accepted:

- The principle of a dwelling on this site
- A low-rise building in this setting
- Acceptable heritage and landscape impacts
- Acceptable access, parking and servicing arrangements

3.2

The current proposal proposes a smaller dwelling (149m² GIA) and introduces a fully independent access solution that avoids reliance on third-party land.

3.3

A Section 73 application cannot be used because:

- The red-line boundary changes
- The access arrangements materially change
- Section 73 cannot amend a site boundary

3.4

A full application is therefore the correct planning route.

4.0 Design Evolution and Description of Proposals

4.1 Overview

The proposal is for a single-storey dwelling (149 m² GIA) located entirely within the previously approved footprint envelope. The dwelling is intentionally low and discreet, reflecting the vernacular qualities of The Bothy and its conservation area setting.

4.2 Revised Access Arrangement

A key change in this submission is the new independent vehicular access from The Bothy. Previous approvals relied on The Croft's private driveway.

The new access is located immediately adjacent to the existing pedestrian gate and comprises:

- Removal of a small section of wall between two existing brick pillars
- Retention of the pedestrian gate in its current position
- First 6m surfaced in permeable tarmac, preventing gravel transfer

- Remainder surfaced in bound gravel
- Parking/turning arrangement similar to the approved configuration

This preserves the rhythm of the historic boundary wall while enabling a safe and lawful access.

4.3 Architectural Refinement

The approved curved-wall design has been simplified for efficiency. The revised design:

- Removes curved walls
- Reduces structural complexity
- Reduces material use
- Reduces internal area to 149 m²
- Maintains approved ridge heights, eaves heights and FFLs
- Sits entirely within previously approved footprint limits

The character remains consistent with the earlier, accepted design.

4.4 Materials

Materials replicate those previously approved:

- Red/orange brickwork
- Dark-stained timber
- Slim-profile glazing
- Sedum roof

All materials are conservation-appropriate and reinforce the garden setting.

5.0 Amount, Scale and Layout

The dwelling is modest, single-storey and subordinate to nearby two-storey properties. The footprint is contained within historic boundaries and existing landscape features. The overall density is low and entirely in keeping with The Bothy.

6.0 Appearance and Landscape & Visual Impact Summary

6.1

The previously approved LVIA concluded:

- Negligible visual impact in summer
- Negligible to minor winter impact
- No harm to Wargrave Manor
- No adverse conservation area impact

6.2

The revised dwelling is smaller and maintains identical height/level parameters.

6.3

The revised access involves only the removal of walling between existing pillars, retaining the visual continuity of The Bothy.

6.4

Views from the deer park remain filtered by:

- Mature trees
 - Understorey vegetation
 - Boundary walls
 - Low roof height and green roofing
-

7.0 Landscape, Trees and Biodiversity

7.1

Updated arboricultural assessment confirms:

- No loss of Category A or B trees
- RPA protection is achievable
- Construction impacts are manageable

7.2

All important boundary structures and vegetative enclosures are retained.

7.3 Biodiversity Net Gain (BNG)

The development qualifies for the self-build exemption.

A metric is not required, and 10% gain is not required.

Ecological enhancements are still included.

8.0 Access and Movement

The new access is safe and appropriate for the low-speed environment of The Bothy. Parking for two vehicles is provided, with turning space allowing forward-gear exit. Pedestrian access remains unchanged.

9.0 Drainage and Sustainability

The drainage strategy includes:

- Permeable paving
- Sedum roof
- On-site soakaways

Sustainability features include high insulation, efficient building fabric and potential use of low-carbon heating.

10.0 Statement of Community Involvement

The applicant has engaged with immediate neighbours. Previous and current discussions have raised no objections. Dialogue will continue through determination and construction.

11.0 SuDS Strategy

11.1 SuDS Hierarchy

The strategy follows national SuDS hierarchy:

1. Rainwater reuse
2. Infiltration
3. Attenuation
4. Controlled discharge

11.2 Site Hydrology

The site lies in Flood Zone 1, suitable for infiltration drainage.

11.3 Infiltration Measures

- On-site soakaways designed to BRE365 principles
- Permeable tarmac at the access

- Bound gravel surfaces
- Landscaped garden infiltration

11.4 Roof Water Attenuation

The sedum roof:

- Slows peak runoff
- Improves water quality
- Contributes to biodiversity

11.5 Surface Water Management

Runoff will be routed to:

- Permeable surfaces
- Soakaway systems sized for a 1-in-100-year + 40% climate change event

11.6 Foul Drainage

Connection to the existing foul network (or an appropriate alternative) per Thames Water guidance.

11.7 Exceedance Routes

Exceedance flow directed away from buildings toward garden areas.

11.8 Maintenance

Includes annual inspection of soakaways, clearance of debris from gutters, and vegetation management on the sedum roof.

12.0 Policy-by-Policy Compliance Assessment

This section demonstrates in a clear and structured format how the proposal complies with the relevant policies of the Wokingham Borough Local Plan, the Managing Development Delivery DPD (MDD), and the National Planning Policy Framework (NPPF). It should be read together with the planning, design, heritage and landscape assessments in the main report.

Core Strategy / Local Plan Policies

Policy CP1 – Sustainable Development

The development represents highly sustainable use of an underutilised parcel of garden land within an established settlement.

The scheme:

- Delivers a single energy-efficient dwelling
- Minimises land take (footprint within previously approved envelope)
- Reduces excavation and material use
- Uses permeable surfaces and green roofs
- Maintains walking and cycling proximity to village centre and services

Complies.

Policy CP3 – General Principles for Development

The development respects the character of the settlement, integrates into the street scene, preserves heritage assets, and avoids harm to landscape character. The dwelling is single-storey, low-profile, discreet and reliant on traditional materials that match the approved scheme.

Fully compliant.

Policy CP5 – Housing Mix & Location

The proposal provides a single dwelling in a sustainable village location. It contributes to local housing supply, is well-balanced in size, and meets the needs of the district by offering a high-quality, modestly scaled home.

Complies.

Policy CP7 – Biodiversity

The site qualifies for the **BNG self-build exemption**, but nevertheless incorporates enhancement measures including sedum roofing, retained tree belts and soft landscaping. No protected species or higher-value habitats are adversely affected.

Complies and exceeds requirements where possible.

Managing Development Delivery DPD (MDD)

Policy CC01 – Presumption in Favour of Sustainable Development

The proposal is consistent with the presumption, delivering sustainable and context-sensitive development in line with the NPPF.

Complies.

Policy CC02 – Development Limits

The site lies within the settlement of Wargrave. A dwelling in this location is fully consistent with the policy's intention of focusing development within defined settlement boundaries.

Complies.

Policy CC03 – Green Infrastructure, Trees and Landscaping

No Category A or B trees are removed. The landscape structure, including boundary trees and the historic wall, is retained and enhanced.

Complies.

Policy CC04 – Sustainable Design & Construction

The scheme promotes:

- A fabric-first energy strategy
- Sedum roof for attenuation and ecology
- Permeable surfaces
- Reduced material impact (smaller footprint, simplified construction)

Complies.

Policy CC06 – Noise

The dwelling is located within a quiet residential area. No sensitive receptors will be adversely affected. A single dwelling generates minimal additional noise.

Complies.

Policy CC07 – Parking

Two parking spaces are provided on-site, meeting Wokingham's adopted parking standards for a three-bedroom dwelling.

Complies.

Policy CC08 – Access & Movement

The new access provides:

- Safe entry/exit
- 6m consolidated tarmac apron
- Sufficient turning to leave in forward gear
- Retains pedestrian access separately

Visibility and junction geometry are appropriate to the low speeds of The Bothy.

Fully compliant.

Policy CC09 – Development and Flood Risk

The site lies in Flood Zone 1. The scheme uses permeable surfaces and local soakaways. The sedum roof further reduces peak runoff.

Complies.

Policy TB21 – Landscape Character

The development preserves:

- The enclosed walled garden character
- The transition to the Wargrave Manor deer park
- The visual hierarchy of settlement edge

The updated design, being smaller than previous approvals, reduces landscape impact further.

Complies.

Policy TB20 – Historic Environment

The proposal sustains and enhances the character of the Wargrave Conservation Area. The setting of Wargrave Manor (Grade II) is unaffected due to:

- Low height
- Screened views
- Matching materials
- Sedum roof
- Minimal alteration to boundary wall (between existing pillars)

Fully compliant.

National Planning Policy Framework (NPPF)

NPPF 11 – Presumption in Favour of Sustainable Development

The dwelling is located within a sustainable settlement, utilises previously developed garden land, and aligns with local and national goals for efficient land use.

Meets the presumption.

NPPF 60-61 – Housing Delivery & Mix

The proposal contributes to housing choice and supports local supply with a modest, high-quality, bespoke dwelling.

Complies.

NPPF 126-136 – Achieving Well-Designed Places

The design is landscape-led, modest, energy-efficient and contextual. It respects local character without direct imitation.

Complies.

NPPF 189-208 – Conserving and Enhancing the Historic Environment

The proposal:

- Causes no harm to the Conservation Area
- Preserves the setting of Wargrave Manor
- Maintains views and historic garden structures
- Uses approved materials and low-profile design

Because the design is within the footprint and height of the approved dwelling, it falls within the established “no harm” heritage outcome.

Complies.

NPPF 174 – Protecting and Enhancing Natural Environment

All significant trees are retained, ecology is protected, and enhancements are included despite BNG exemption.

Complies.

NPPF 119 – Making Effective Use of Land

The proposal uses land efficiently, delivering a home on land already accepted as suitable for infill development within the settlement.

Complies.

NPPF 111 – Transport & Access

Safe access is achieved. The development generates minimal traffic.

Complies.

Summary of Policy Compliance

Across all applicable local and national policies, the proposal:

- Fully complies with the Development Plan
- Supports the NPPF's sustainable development objectives
- Preserves heritage assets
- Protects landscape character
- Improves ecological opportunities
- Provides high-quality design consistent with local character
- Delivers a smaller, lower-impact dwelling than previously permitted

13.0 Requested Planning Conditions

13.1 Construction Method Statement (CMS)

Requested as a condition so the future contractor can tailor a CMS to their working methods.

13.2 External Lighting

Requested as a condition to ensure:

- Low-intensity lighting
 - Downward-facing fittings
 - Conservation-appropriate illumination
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14.0 Overall Planning Balance and Conclusion

The scheme:

- Is smaller than the approved dwelling
- Matches approved heights, FFLs and materials
- Introduces a lawful, safe independent access
- Retains the conservation area character
- Causes no additional landscape or heritage impact
- Fully complies with local and national policy
- Qualifies for the self-build BNG exemption

Permission should therefore be granted.