

Design Justification Statement

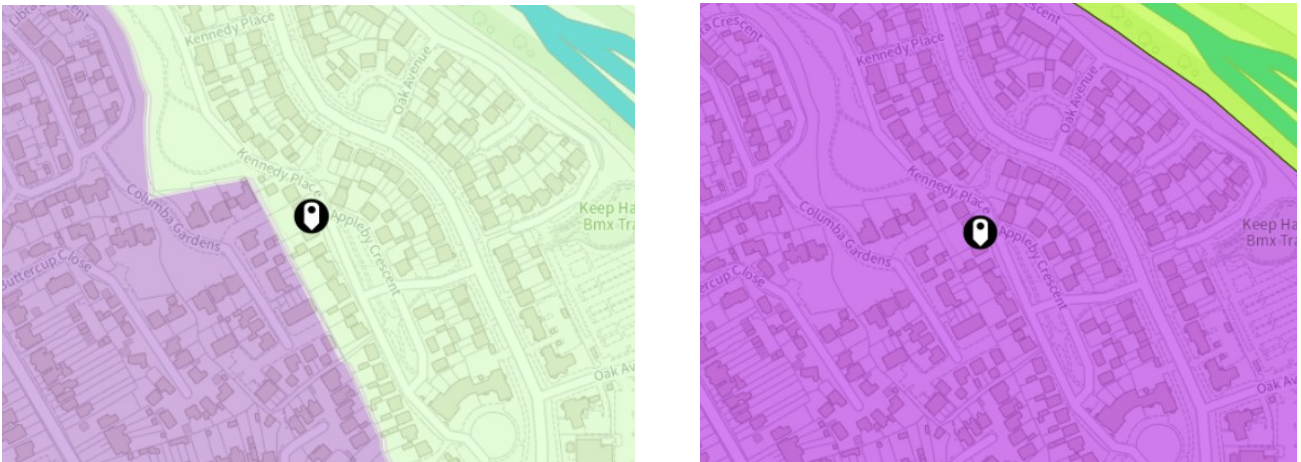
The site lies adjacent to the existing settlement limits. Policy CP11 of the adopted Core Strategy guides development in such locations. Relevant to householder extensions, CP11(4) states:

In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

- *In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.*

In this instance, the proposed development consists of a modest single-storey extension to the existing garage, that would read as a subservient addition to both the garage and the host dwelling. Relative to the overall site area, the limited footprint increase of 11.97m² would not adversely impact upon the generous plot size. The material palette would match that of the existing garage and main dwelling and would continue to read as a visually subordinate building. In addition, due to the location of development and orientation of the plot, views of the extension would be contained within the host site, and it would not be readily visible from the public realm; in this sense there would be no material change to the existing street scene. On the basis of the above, it is not considered that the proposed development would read as a disproportionate or incongruous addition within this, in principle terms, countryside location and therefore the proposal accords with criterion 4 of Policy CP11.

Separately, looking into the future, though currently outside of settlement limits, there is an alternative direction of travel. Given the scale of the consented Keephatch housing development, the Council have recognised a need to redraw the settlement boundary to ensure it remains fit for purpose:



Current (L) and emerging (R) settlement boundaries – data taken from interactive map (CD2) of documents for local plan update submission. Available at:

<https://experience.arcgis.com/experience/8b75b3bc731b47b1a450a74d649da32>

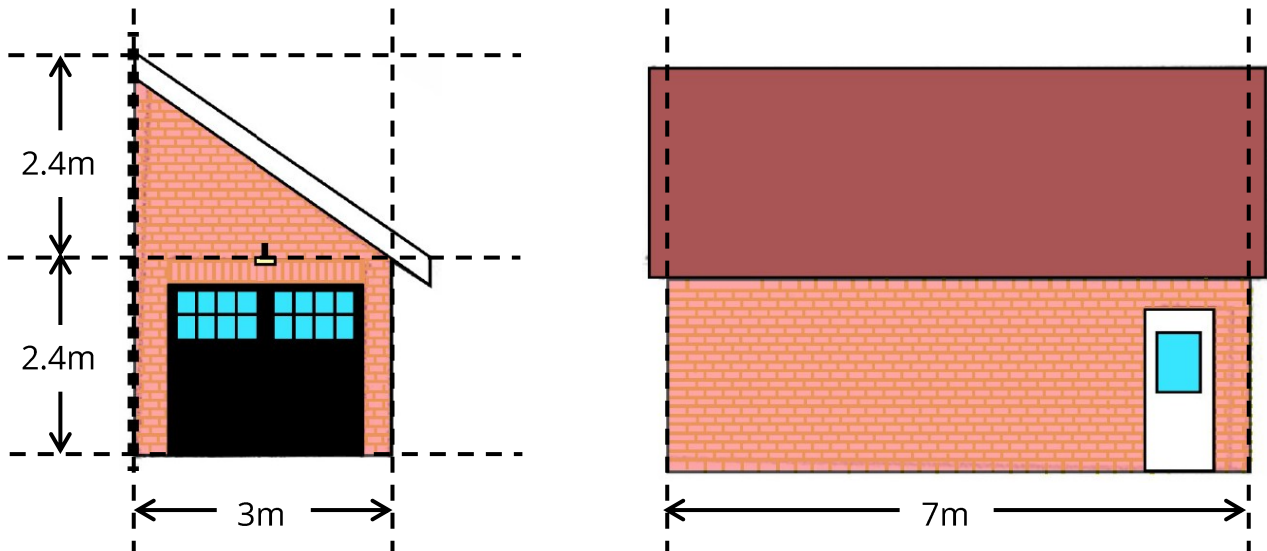
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On 4th August 2026, The Planning Inspectorate wrote a letter to Wokingham Borough Council confirming that the Plan is likely to be capable of being found sound and legally compliant. Therefore, whilst not current adopted policy, it is anticipated that upon adoption of any future development plan, the site would be within settlement, and demonstrates that for all intents and purposes the site reads as a logical continuation of the existing settlement.

Nonetheless, Volume Calculations have been provided overleaf to highlight the overall minor scale of development proposed.

Volume Calculations (Not to Scale – please refer to Existing and Proposed Floor Plans and Elevations for scaled drawings)

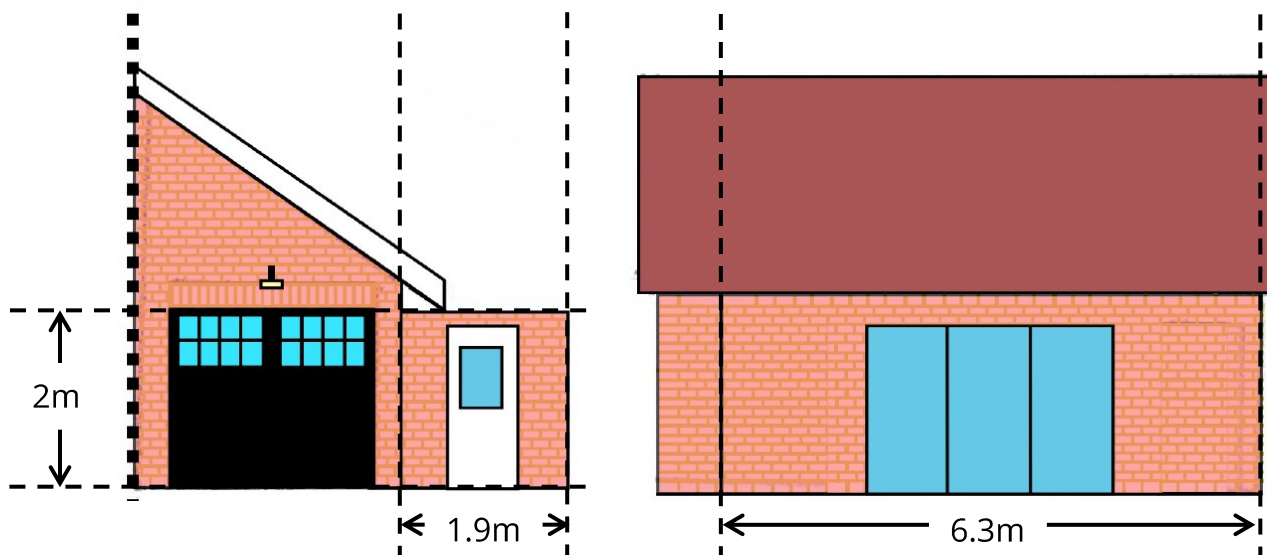
Original (and existing)



$$(3 \times 2.4 \times 7) + (\frac{1}{2}(3 \times 2.4) \times 7) = 75.6\text{m}^3$$

Garage original volume = 75.6m³

Proposed



$$\text{Original volume} + (1.9 \times 2 \times 6.3) = 99.54\text{m}^3$$

Garage proposed volume = 99.54m³

Percentage increase in volume of garage existing to proposed = 31.7%