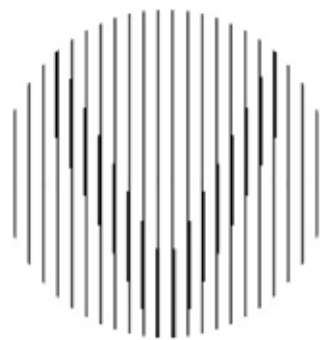




Videre Architects & Surveyors Ltd.

Design & Access Statement

57 Western Avenue,
Woodley,
Reading
RG5 3BL

25.07.2025

WES57-VDE-XX-ZZ-RP-Z-0001-S4-P02



DOCUMENT CONTROL

DOCUMENT REFERENCE								METADATA	
VAS0128	WES57	VDE	XX	ZZ	RP	A	0001	S4	P2
VAS NO.	PROJ. IDENT	ORIGINATOR	VOLUME/SYSTEM	LEVEL/LOCATION	TYPE	ROLE	NUMBER	STATUS	REVISION

INTERNAL APPROVAL

This document prepared, reviewed and approved by:

Version	Date	Prepared By	Reviewed By	Approved by
1	25.07.25	Kayleigh Clark	James Freeth	Kayleigh Clark
2	31.07.25	Kayleigh Clark	James Freeth	Kayleigh Clark
Signature for and on behalf of Videre Architects & Surveyors Ltd.				
Multidiscipline Approval (if applicable)				

REVISION HISTORY

Status	Revision	Version Date	Summary of Changes	Changes marked
A1	P1	25.07.25	Design & Access Statement	
A1	P2	31.07.25	Design & Access Statement	

REPORT DISTRIBUTION

This document has been distributed to:-

Version	Format	Name	Business	Email Address
P1	PDF	Elizabeth Cairney	N/A	lizc@btinternet.com
P2	PDF	Planning Portal	N/A	Planning Portal

DOCUMENT LOCATION

Ensure that this document is current. Printed documents and locally copied files may become obsolete due to changes to the master document.

The source of the master document can be found on the following:

C:\Users\kayle\OneDrive\A. Videre Architects & Surveyors\4. JOBS\A. Architectural\1. Won\VAS0128 57 Western Avenue\01-DESIGN AND ACCESS STATEMENT

DRAFT REPORT DISCLAIMER

When issued in draft, unless signed and countersigned by authorised individuals acting for and on behalf of Videre Architects & Surveyors Ltd in relation to the development, as defined herein, the contents of this report are to be considered in draft form which have not been finalised or formally reviewed. Accordingly, the information contained herein, including the provision of any advice, should be taken only as an indication of that likely to be contained within the final report. Videre Architects & Surveyors Ltd exclude all liability for actions undertaken in reliance of the draft information provided prior to the issue of the finalised report and reserve the right to amend the draft report information, advice and conclusions.

VIDERE ARCHITECTS & SURVEYORS LTD CONTACT

Kayleigh Clark

Director of Architecture

kayleigh@videreas.com

2 Maplescombe Farm Cottages

Maplescombe Lane,

Farningham,

DA4 0JZ

T: (0)33 3090 5030

Property and Construction Consultants

Company Registered in England No. 16233682

Website: www.videreas.com



CONTENTS

01	
Introduction	4
Site context and Constraints	5
Design Approach	5
Use	5
Layout	5
Scale and Appearance	5
Access and Inclusivity	5
Sustainability and Environmental Considerations	5
Conservation	5
Party Wall Act 1996	5
Conclusion	5
02	
Design Considerations	6
Proposed Design	7
Design Considerations	8
03	
Permitted Development	9
Householder Rights	10
Permitted Development Checklist	11
Justification for Planning Application	12
04	
Building Safety Act	13
05	
Site Photos	15
Front Elevation	16
Rear Elevation	17
Internal Photos	18



01

Introduction



01 INTRODUCTION

1. Introduction

This Design and Access Statement has been prepared in support of the proposed development at 57 Western Avenue, Woodley, Reading, RG5 3BL. It outlines the design rationale, contextual considerations, and access provisions for the scheme, demonstrating compliance with relevant national and local planning policies, as well as Building Regulations.

2. Site Context and Constraints

Located in the desirable suburban area of Woodley within the Borough of Wokingham, 57 Western Avenue occupies a peaceful residential street known for its family-friendly environment and convenient access to local amenities. The surrounding area comprises a mix of mid-20th-century housing and more recent developments, contributing to a well-established neighbourhood with a cohesive residential character.

Key Local Features

Transport- The property benefits from good transport links, with Woodley town centre and nearby Earley and Winnersh Triangle railway stations providing access to Reading, London Paddington, and other key destinations. Bus routes along nearby Loddon Bridge Road and Headley Road offer regular local services.

Education- A number of well-regarded primary and secondary schools are situated within close proximity, including South Lake Primary School and The Bulmershe School, both rated 'Good' by Ofsted.

Amenities- Residents enjoy a range of nearby amenities including Woodley Shopping Precinct, local supermarkets, parks, cafes, and leisure facilities. Dinton Pastures Country Park is also located a short drive away, offering extensive outdoor recreational space.

Property Description

57 Western Avenue is a mid-20th-century semi-detached residential property, typical of post-war suburban housing found throughout Woodley. The dwelling is constructed in traditional cavity brickwork with a hipped tile roof and benefits from generous front and rear garden space.

Key Features:

- **External Construction-** Red facing brick elevations, a pitched roof clad in concrete interlocking tiles and a dormer on the side elevation.
- **Windows-** Replacement uPVC double-glazed units throughout.
- **Layout-** The property is arranged over two floors, offering practical family accommodation.
- **Rear Garden-** Private and enclosed, with lawned and paved areas
- **Parking-** Off-street parking is available via a private driveway to the front.

The property has been maintained to a reasonable standard, with scope for future extensions or internal reconfiguration, subject to necessary consents.

3. Design Approach

The proposed design has been developed with a clear understanding of its context, aiming to enhance the existing residential setting through a high standard of architectural design.

Consideration has been given to scale, massing, materiality, and impact on neighbouring properties to ensure a cohesive and contextually appropriate solution.

3.1 Use

The proposal seeks to retain the property's established residential use and remains in keeping with the character and appearance of the surrounding suburban context. The proposed development comprises the addition of a further dormer extension on the side roof slope, mirroring the form and positioning of the existing dormer. This addition is intended to facilitate an enlarged first-floor bathroom, improving the internal layout and functionality of the dwelling.

3.2 Layout

The internal layout has been sensitively reconfigured to improve spatial efficiency and enhance the overall functionality of the home for existing occupants. Key design principles include:

- Improved use of existing roof space through the addition of a matching dormer, enabling the creation of a larger and more practical first-floor bathroom.
- Retention of appropriate separation distances and building lines to ensure no adverse impact on neighbouring properties or the wider street scene.
- Enhancement of natural light and ventilation within the extended space through the considered positioning of new window openings, in line with the established fenestration pattern.

3.3 Scale and Appearance

The proposed scale and massing are in keeping with the surrounding built form. A contemporary architectural approach is adopted, with the use of:

- High-quality materials that respond to the existing local palette and the existing dormer.
- Subtle architectural detailing that enhances the appearance of the dormer without disrupting the character of the street.

4. Access and Inclusivity

The proposed development provides safe, inclusive, and convenient access in accordance with the principles set out in Approved Document M (Access to and Use of Buildings). Internal circulation has been designed to ensure ease of movement for all users.

5. Sustainability and Environmental Considerations

Sustainability has been integral to the design process. The scheme incorporates a number of environmentally responsible measures aimed at reducing energy consumption and environmental impact, including:

- Enhanced insulation to reduce heat loss;
- Use of low-energy lighting and heating systems;
- Potential for solar photovoltaic panels to facilitate renewable energy generation;
- Potential rainwater harvesting for garden irrigation

6. Conservation

It appears that this property is not located within a designated conservation area in the Borough of Wokingham.

According to Wokingham Borough Council's Woodley Design Statement, the only conservation area in Woodley is around Woodley Green (around St John's Church), which does not encompass Western Avenue.

7. Party Wall Act 1996

A Party Wall Surveyor will not be required in this instance, as the proposed dormer extension relates to a detached property. The works are confined entirely within the property's own boundaries and do not involve any construction on, or alteration to, a party wall or shared structure. As such, the provisions of the Party Wall etc. Act 1996 do not apply.

8. Conclusion

The proposed development at 57 Western Avenue, Woodley, Reading, RG5 3BL has been carefully conceived to respond positively to its surroundings, delivering high-quality residential accommodation in line with the local planning policies and design guidance.

Videre Architects and Surveyors is committed to delivering a scheme that contributes positively to the local character, enhances the quality of the built environment, and upholds principles of sustainability, accessibility, and good design.



02

Design Considerations



02 DESIGN CONSIDERATIONS

Proposed Design

Design Rationale

The proposed design for 57 Western Avenue, Woodley, Reading, RG5 3BL, has been developed with a comprehensive understanding of its surrounding context and aims to positively contribute to the existing residential environment through a high standard of architectural quality.

Key considerations include scale, massing, materiality, and the potential impact on neighbouring properties, ensuring the proposal delivers a cohesive and contextually appropriate response.

Neighbouring Properties

69 Western Avenue- Approved Proposal

In May 2012, Wokingham Borough Council granted planning permission for a side flat-roof dormer extension at No.69 Western Avenue. This approval demonstrates that neighbouring properties have successfully secured consent for similar roof alterations on the same elevation, thereby establishing a clear precedent for dormer development within the immediate streetscene.

77 Western Avenue- Approved Proposal

In April 2018, Wokingham Borough Council granted planning permission for a proposed extension of a new side dormer to dwelling at No.77 Western Avenue. This approval demonstrates that neighbouring properties have successfully secured consent for similar roof alterations, thereby establishing a clear precedent for dormer development within the immediate streetscene.

The proposed design for No. 57 Western Avenue is to allow for the following;

Scale and Appearance

The proposed scale and massing are in keeping with the surrounding built form. A contemporary architectural approach is adopted, with the use of:

- High-quality materials that respond to the existing local palette;
- Subtle architectural detailing that enhances the appearance of the extension without disrupting the character of the street.
- Materials will be carefully selected to respect the existing architectural context and will match the existing property wherever possible, ensuring visual continuity and cohesion with the surrounding built environment.

Ensure Design is Compliant

To ensure that the design complies with Wokingham Borough Council's planning policies, Wokingham Borough Council Local Plan Documents, Borough Design Guide SPD (2012), Character Study (where applicable) and general good practice.

Respect the Character of the Area

The proposal has been carefully designed to reflect the established

character of Western Avenue and the surrounding residential context. Key design principles include:

- Use of materials that are consistent with the existing dwelling, ensuring visual continuity and a coherent external appearance;
- Ensuring the proposed dormer remains subordinate in scale and massing, avoiding any over-dominance of the roof form or disruption to the street scene;
- Aligning with the roof profile and fenestration rhythm of the host property to ensure the addition integrates sensitively with the original architectural form.
- The design for 57 Western Avenue has been developed with full regard to the surrounding suburban character and in accordance with Wokingham Borough Council's adopted design guidance.

Position and Size

The proposed dormer extension has been carefully positioned to ensure it remains respectful of the property's proportions and surrounding context. Key considerations include:

- The dormer is located on the side roof slope and is visible from the principal elevation, therefore preserving the visual character of the streetscape is important;
- The design ensures that the dormer remains subordinate in scale and does not result in any excessive projection beyond the original roof profile;
- As the property is detached, the proposal maintains a clear separation from neighbouring boundaries, thereby avoiding any perceived "terracing effect" or sense of overdevelopment.

Height and Roof Design

The proposed dormer extension has been designed to sit comfortably within the existing roofscape, with careful attention to scale and roof form. Key design considerations include:

- The dormer is a modest roof-level addition, maintaining a single-storey profile that does not exceed the height of the existing ridge line;
- A flat roof form has been selected to ensure the dormer remains visually subordinate and integrates discreetly with the host roof structure, avoiding any bulky parapets or over-scaled massing;
- The design respects the character of the original dwelling, with proportions and detailing that align with the established roofline.
- This approach ensures the extension remains architecturally sensitive while providing the necessary internal space efficiently.

Amenity of Neighbours

The proposal has been carefully developed to protect the amenity, privacy, and outlook of adjoining properties. In accordance with established design guidance:

- The proposed dormer maintains appropriate separation from neighbouring properties to avoid any undue impact on privacy, daylight, or outlook.
- The proposed dormer includes no side-facing windows that would result in overlooking the neighbouring property.
- The form and placement of the dormer have been designed to minimise overshadowing and preserve the level of daylight received by adjacent properties.
- These measures ensure that the development maintains a high standard of neighbourliness and aligns with Wokingham Borough Council's guidance on residential extensions.

Sustainability

Sustainability has been embedded within the design approach, with a focus on minimising energy consumption and ensuring long-term environmental performance. The proposed development incorporates a range of environmentally responsible measures, including:

- High-performance insulation to reduce heat loss and improve thermal efficiency;
- Energy-efficient glazing to enhance natural light while reducing heat transfer;
- The installation of low-energy lighting and heating systems to lower operational energy demand;
- All new drainage and service connections will be designed and installed in full compliance with current Building Regulations, ensuring safe and sustainable integration into the existing infrastructure.

These measures reflect a commitment to sustainable development in line with national and local policy guidance.

Wokingham Borough Council Planning Policy Context

The design has been developed in accordance with the relevant policies of the Wokingham Borough Core Strategy and the Managing Development Delivery (MDD) Local Plan, as well as guidance contained within the Borough Design Guide Supplementary Planning Document (2012). Particular consideration has been given to the following policies:

- CP1: Sustainable Development
- CP3: General Principles for Development
- TB06: Development in Residential Gardens
- TB21: Landscape Character
- Design Guidelines – Extensions and Alterations (Section 4.17: Roof Alterations and Dormers) within the Borough Design Guide SPD

The proposed side dormer extension at 57 Western Avenue has been carefully developed in accordance with these policies and design principles, ensuring it respects the character of the host property, safeguards the amenity of neighbouring dwellings, and integrates appropriately with the surrounding suburban context.



02 DESIGN CONSIDERATIONS

Design Considerations

Party Wall Considerations

A Party Wall Surveyor will not be required in this instance, as the proposed dormer extension relates to a detached property. The works are confined entirely within the property's own boundaries and do not involve any construction on, or alteration to, a party wall or shared structure. As such, the provisions of the Party Wall etc. Act 1996 do not apply.

Structural Impacts

While the proposed works are modest in scale, any roof extension requires appropriate consideration of structural integrity, particularly in relation to load distribution, roof support, and potential alterations to existing structural elements.

A qualified Structural Engineer will be appointed following the planning stage to carry out a detailed assessment and provide design input as required. This will ensure full compliance with Building Regulations, and that all structural works are appropriately designed and certified prior to commencement on site.

Fire Safety Compliance (Building Regulations – Part B)

As the property is detached, the proposed dormer extension benefits from greater separation from neighbouring structures, thereby reducing the likelihood of fire spread between buildings. Nevertheless, the design will still adhere to the requirements of Building Regulations Part B (Fire Safety) to ensure that the extension meets appropriate standards for external fire resistance and safe construction.

While the increased distance to any adjacent boundaries may lessen the need for restrictions on wall construction or openings, a full review of material specification and separation distances will be undertaken at the Building Control stage. Where applicable, any elements close to a boundary will incorporate fire-resistant materials in accordance with statutory requirements.

Neighbour Consultation & Daylight/Sunlight

Although the property is detached and the proposed dormer is modest in scale, consideration has been given to the potential impact on neighbouring amenity, including daylight, sunlight, and privacy. The dormer has been designed to remain subordinate in form, with no side-facing openings at eye level, thereby avoiding any undue overlooking or loss of light to adjacent properties.

While the proposal is unlikely to require action under the Party Wall etc. Act 1996 due to the absence of shared structures, all boundaries will be reviewed prior to commencement of works. Early engagement with neighbouring owners is encouraged as a matter of good practice, to maintain transparency and minimise the likelihood of objections during the planning process.

Drainage & Services

Although the proposed works are located at roof level and are unlikely to directly affect below-ground drainage, due consideration will still be given to the location and integrity of existing drainage runs and services. In accordance with Building Regulations Part H, the following points will be addressed:

- A review will be carried out to identify the position of any inspection chambers or drainage routes, particularly in relation to the rear garden or side access where construction access may be required;
- Should any existing inspection chambers fall within the working area, they will either be built over in accordance with regulations (maintaining full access), or relocated subject to Building Control approval;
- While unlikely, if any public sewers maintained by Thames Water are discovered within 3 metres of the proposed works, appropriate build-over consent will be obtained prior to commencement.
- All works will be fully compliant with current drainage standards and subject to review at the technical design and Building Control stages.

Design Integration

As part of the technical design stage, careful attention will be given to the detailing of how the new dormer structure integrates with the existing roof form. This includes the provision of appropriate flashing, weatherproof junctions, and roof abutment details to ensure a seamless and durable connection between the new and existing elements.

Although the proposal is predominantly roof-based, any external materials introduced, whether to the dormer cheeks or associated elements will be selected to ensure they are closely matched or complementary to the host dwelling (existing dormer). Particular attention will be paid to the roof finish and external cladding, where applicable, to maintain visual cohesion. Poorly matched materials, particularly brickwork or roof coverings, are a common concern for planning authorities and will be avoided through careful specification and detailing.

Accessibility

Although the proposed works are located at roof level and do not alter the principal entrance or circulation areas at ground floor, Part M of the Building Regulations (Access to and Use of Buildings) will be considered where applicable. Internal alterations associated with the dormer extension, such as stair access, head height, and door widths will be assessed to ensure safe and practical movement within the extended space.

Noise & Vibration

Although the property is detached and not subject to shared ownership or leasehold arrangements, consideration will still be given to the impact of construction-related noise and vibration on neighbouring properties during the build phase.

Appropriate measures will be taken to minimise disruption, including adherence to standard working hours, the use of low-impact construction methods where feasible, and careful placement of scaffolding and access equipment to avoid encroachment onto adjoining land.

Internally, where the dormer forms part of a habitable space, appropriate levels of acoustic insulation will be provided to meet current Building Regulations (Part E) and to enhance occupant comfort.



03

Permitted

Development



03 PERMITTED DEVELOPMENT

Householder Rights

Householder Permitted Development rights are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. Part 1 of Schedule 2 to the order sets out the PD rules concerning what enlargements, improvements, alterations and other additions a householder may make to their house and the area around it without the need for an application for planning permission.

In order to be PD, a proposal must meet all the limitations and conditions under each Class relevant to the proposal. It is therefore essential that any proposed householder development is considered in the context of the PD rules as a whole in order to determine whether it benefits from PD rights and therefore does not require an application for planning permission.

Class A - Enlargement, Improvement or Alteration

Permitted Development Rights (PD) do not remove requirements for permissions or consents under either Building Regulations or Party Wall Act.

Terminology

Existing - means a building as it existed immediately before the proposed permitted development work is undertaken.

Original - means a building as it existed on 1 July 1948 where it was built before that date, and as it was built if built after that date.

Curtilage - is land which forms part and parcel with the house. Usually it is the area of land within which the house sits, such as the garden.

Enlarged part of the house - is the enlargement which is proposed to be carried out under Class A.

Total Enlargement - is the proposed enlargement together with any existing enlargement of the original dwelling house to which it will be joined.

Principle Elevation - the part of the house which fronts (directly or at an angle) the main highway serving the house.



03 PERMITTED DEVELOPMENT

Permitted Development Checklist

	Yes	No	N/A
A.1 (a) Permission to use the dwelling house as a dwelling house has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)	☐	☐	☒
A.1 (b) As a result of the works, the total area of ground covered by buildings within the cartilage of the dwelling house (other than the original dwelling house) would exceed 50% of the total area of the cartilage (excluding the ground area of the original dwelling house)	☐	☒	☐
A.1 (c) The height of the part of the dwelling house enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwelling house	☐	☒	☐
A.1 (d) The height of the eaves of the part of the dwelling house enlarged, improved or altered would exceed the height of the eaves of the existing dwelling house	☐	☒	☐
A.1 (e) The enlarged part of the dwelling house would extend beyond a wall which:			
(i) forms the principal elevation of the original dwelling house; or	☐	☒	☐
(ii) fronts a highway and forms a side elevation of the original dwelling house	☒	☐	☐
A.1 (f) The enlarged part of the dwelling house would have a single storey and:			
(i) extend beyond the rear wall of the original dwelling house by more than 4 metres in the case of a detached dwelling house, or 3 metres in the case of any other dwelling house, or	☐	☒	☐
(ii) exceed 4 metres in height	☐	☒	☐
A.1 (g) For a dwelling house not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwelling house would have a single storey and:			
(i) extend beyond the rear wall of the original dwelling house by more than 8 metres in the case of a detached dwelling house, or 6 metres in the case of any other dwelling house, or	☐	☐	☒
(ii) exceed 4 metres in height	☐	☐	☒
A.1 (h) The enlarged part of the dwelling house would have more than a single storey and:			
(i) extend beyond the rear wall of the original dwelling house by more than 3 metres, or	☐	☒	☐
(ii) be within 7 metres of any boundary of the cartilage of the dwelling house being enlarged which is opposite the rear wall of that dwelling house	☐	☒	☐
A.1 (i) The enlarged part of the dwelling house would be within 2 metres of the boundary of the cartilage of the dwelling house, and the height of the eaves of the enlarged part would exceed 3 metres	☐	☒	☐

		Yes	No	N/A
A.1 (j)	The enlarged part of the dwelling house would extend beyond a wall forming a side elevation of the original dwelling house, and would:			
	(i) exceed 4 metres in height,	☐	☒	☐
	(ii) have more than a single storey, or	☐	☒	☐
	(iii) have a width greater than half the width of the original dwelling house	☐	☒	☐
A.1 (ja)	Any total enlargement (being the enlarged part together with any existing enlargement of the original dwelling house to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);	☐	☒	☐
A.1 (k)	It would consist of or include:			
	(i) the construction or provision of a verandah, balcony or raised platform,	☐	☒	☐
	(ii) the installation, alteration or replacement of a microwave antenna,	☐	☒	☐
	(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	☐	☒	☐
	(iv) an alteration to any part of the roof of the dwelling house.	☐	☒	☐
A.2	In the case of a dwelling house on article 2(3) land, development is not permitted by Class A if -			
	(a) it would consist of or include the cladding of any part of the exterior of the dwelling house with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	☐	☐	☒
	(b) the enlarged part of the dwelling house would extend beyond a wall forming a side elevation of the original dwelling house;	☐	☒	☐
	(c) the enlarged part of the dwelling house would have more than a single storey and extend beyond the rear wall of the original dwelling house; or	☐	☐	☒
	(ca) any total enlargement (being the enlarged part together with any existing enlargement of the original dwelling house to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)	☐	☐	☒

Designated land (Article 2(3)) includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

Conditions:		Yes	No	N/A
A.3	Development is permitted by Class A subject to the following conditions:			
	(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house	☒	☐	☐
	b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwelling house shall be:			
	(i) obscure-glazed, and	☐	☒	☐
	(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed	☐	☒	☐
	(c) where the enlarged part of the dwelling house has more than a single storey, or forms an upper storey on an existing enlargement of the original dwelling house, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwelling house	☐	☐	☒

Permitted Development Considerations

In preparing this proposal, careful consideration has been given to the relevant criteria set out under Class B of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), relating to roof extensions. The key requirements assessed include:

- The total volume of the roof enlargement, including any existing extensions, does not exceed 50 cubic metres;
- The proposed dormer does not project forward of the principal elevation facing the highway.
- External materials will be of a similar appearance to those used in the existing roof covering.
- The dwelling is a detached property with no known Article 4 Direction or restriction on Permitted Development rights;
- The proposal does not include any balconies, verandas, or raised platforms.



03 PERMITTED DEVELOPMENT

Justification for Planning Application

Although the proposed dormer could fall within the scope of Permitted Development (PD), a full householder planning application has been submitted in this instance to ensure clarity and formal approval due to the following considerations:

Visibility and Street Scene Impact

Although PD allows side dormers, their visibility from the public highway can raise concerns from neighbours or planning officers. A full application will allow the design and materials to be assessed for visual impact, avoiding post-construction complaints or enforcement risk.

Previous Extensions Complicating PD Volume Calculations

The property has a pre-existing dormer and a rear extension, so cumulative development may need careful assessment. Applying for full permission ensures the totality of past and proposed works is reviewed holistically.

Local Precedent and Uniformity

Several neighbouring properties on Western Avenue have submitted and received full planning consent for similar dormer extensions, suggesting a precedent for formal applications within the street. Since other properties on the street have secured full planning permission for similar dormers, applying formally:

- Will help demonstrate consistency with the established planning approach in the street
- Will avoid scrutiny about why one property proceeded under PD while others sought approval

Establishing a Clear and Unambiguous Planning Record

A full planning approval becomes a clear public record of permission, aiding future conveyancing, mortgage applications, or resale.

Lawful Development Certificate (LDC) vs Full Planning Application

While a Lawful Development Certificate could have been pursued on the basis that the proposal may fall within the parameters of Permitted Development, a Full Planning Application has been submitted in this instance to provide greater clarity and ensure comprehensive approval. This approach has been adopted for the following reasons:

- The property has previously been extended at both ground and roof level, and a formal planning application enables the Local Authority to assess the cumulative impact of all additions in context.
- The proposed side dormer will be visible from the public highway, and although visibility alone does not preclude Permitted Development, it introduces a subjective design consideration that is better addressed through the planning process.
- Several neighbouring properties on the street have submitted full planning applications for similar dormer extensions, and this application

seeks to remain consistent with the established planning approach in the area.

- A full planning approval offers broader planning coverage, addressing both the technical and visual aspects of the proposal, and provides a clear, publicly accessible planning history for future reference.

Accordingly, a full application is considered to be the most appropriate and transparent route for the proposed works and ensures transparency with the Local Planning Authority (Borough of Wokingham) and provides the applicant with clear confirmation that the proposed works are acceptable in planning terms.

Videre Architects and Surveyors is committed to developing proposals that respect and enhance the local context, while promoting high standards of sustainability, accessibility, and design quality. The scheme will be delivered in line with national and local planning policy objectives, with careful consideration given to the amenity of neighbouring properties and the character of the surrounding area.



03

Building Safety Act



04 BUILDING SAFETY ACT

Building Safety Act

This statement has been prepared to confirm the compliance of the proposed development at 57 Western Avenue, Woodley, Reading, RG5 3BL, with the Building Safety Act 2022 and current Building Regulations at RIBA Stage 2 (Concept Design).

The statement outlines the design considerations that ensure the project meets statutory safety and regulatory requirements and confirms that the development does not constitute a high-risk building under the legislation.

High-Risk Building Classification

Under the Building Safety Act 2022, a higher-risk building is defined as one that:

- Exceeds 18 metres in height or has seven or more storeys; and
- Contains two or more residential units.

The proposed development at 57 Western Avenue does not meet these criteria and is therefore not classified as a higher-risk building under the Act. 57 Western Avenue is a detached chalet bungalow. Given its height and structure, it does not meet the criteria for a higher-risk building as specified in the Act.

Building Regulations Compliance at RIBA Stage 2

At RIBA Stage 2 (Concept Design), the project has been developed in accordance with the relevant Building Regulations 2010 (as amended) to ensure the safety, accessibility, and sustainability of the proposed development. Compliance with key parts of the regulations is outlined below:

Part A – Structure

The structural integrity of the building has been considered in the design to ensure stability under normal and extreme conditions. The proposed load-bearing elements and foundations are designed to comply with the requirements for structural safety, ensuring robustness and durability. Further structural assessments and calculations will be carried out at RIBA Stage 4 (Technical Design) to confirm full compliance.

Part B – Fire Safety

The project incorporates fire safety measures in line with Approved Document B to protect occupants and facilitate emergency response. Key fire safety provisions include:

- Suitable means of escape, with clearly defined escape routes.
- Fire compartmentation to prevent the spread of fire and smoke.
- Fire-resistant materials and construction techniques.
- Adequate fire detection and alarm systems.
- A full fire strategy will be developed at RIBA Stage 3 (Spatial Coordination) and developed at RIBA Stage 4 with coordinated with Building Control to ensure compliance.

Part C – Site Preparation and Resistance to Contaminants and Moisture

The design considers appropriate damp-proofing measures to protect

the structure from moisture ingress, in compliance with Part C. A ground investigation will be undertaken to assess site conditions and ensure resistance to contaminants where necessary.

Part F – Ventilation

The development includes appropriate natural and mechanical ventilation strategies to maintain indoor air quality and prevent the build-up of harmful pollutants. The ventilation approach meets Approved Document F requirements, ensuring fresh air supply and moisture control.

Part L – Conservation of Fuel and Power

Energy efficiency is a key consideration in the design, aligning with Part L to reduce energy consumption and carbon emissions. Measures include:

- High-performance insulation to minimize heat loss.
- Energy-efficient glazing and building fabric improvements.
- Low-energy lighting and heating systems.
- Further SAP calculations and energy assessments will be conducted as the design progresses.

Part M – Access to and Use of Buildings

The project ensures inclusive access in accordance with Part M, providing step-free access where required and meeting standards for accessible door widths, circulation space, and sanitary facilities. The design will be reviewed further at later stages to ensure compliance with Approved Document M, Volume 1 (Dwellings) or Volume 2 (Buildings other than Dwellings), as applicable.

Part O – Overheating Mitigation

The project considers strategies to prevent overheating, particularly in habitable spaces, in compliance with Part O. Design measures include appropriate shading, passive ventilation, and thermal mass to reduce heat gain.

Future Compliance and Design Development

As the project progresses through RIBA Stages 3 (Spatial Coordination) and 4 (Technical Design), further technical assessments will be undertaken to ensure full compliance with Building Regulations and the Building Safety Act. The design will be coordinated with:

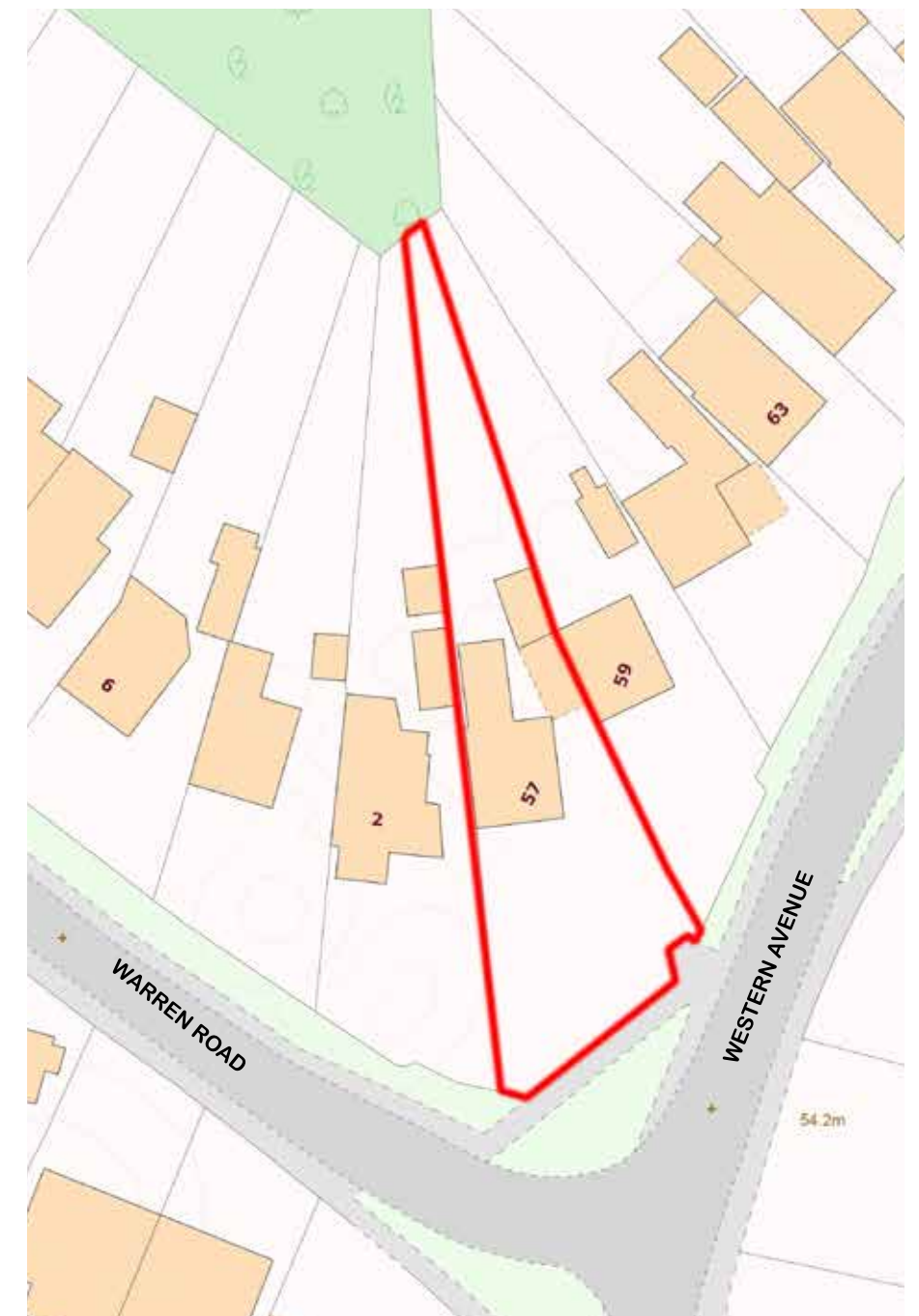
- Structural Engineers to confirm robustness and compliance with Part A.
- Fire Consultants to refine fire safety strategies and confirm compliance with Part B.
- Building Control Officers to review and approve compliance across all relevant regulations.

Conclusion

At RIBA Stage 2, the proposed development at 57 Western Avenue, Woodley, Reading, RG5 3BL, has been designed to comply with the Building Safety Act 2022 and the Building Regulations 2010 (as amended). The project is not classified as a high-risk building, as it does not meet the height,

storey, or occupancy thresholds outlined in the Act.

Videre Architects and Surveyors is committed to ensuring that the project meets all necessary safety, accessibility, and sustainability requirements as it moves through the design and construction stages. Ongoing engagement with regulatory authorities and consultants will ensure that the development remains fully compliant with statutory requirements, providing a high-quality and safe built environment.



05

Site photos



05 SITE PHOTOS

Primary Street Scene- Front Elevation



05 SITE PHOTOS

Rear Elevation



05 SITE PHOTOS

Internal Photos - Upstairs Bathroom & Existing dormer room



