

Design, Access & Planning Statement

14 Selsdon Avenue
Woodley
RG5 4PG

Date: April 2025

Part single, part double storey rear extension, two storey side extension, rear dormer window for a loft conversion and single storey front extension following demolition of the existing outbuilding at the rear.

1. Introduction

This document is prepared in support application for a part single, part double storey rear extension, two storey side extension, rear dormer window for a loft conversion and single storey front extension at 14 Selsdon Avenue, Woodley.

2. Site

The application site comprises of a two-storey semi-detached dwelling located in a residential area predominantly of similar type of development. The site is accessed from Selsdon Avenue.

3. Main Planning Issues

- Principle of development

Referring to NPPF and Wokingham Borough Core Strategy, there is a presumption in favour of sustainable development. The site is located within a built-up area and comprises of an existing dwelling and an outbuilding at the rear. Also, the site is in Major Development Locations area. Therefore, the principle of the proposed development is considered acceptable.

- Design

Referring to the Policy CP3 of the Wokingham Borough Core Strategy, planning permission will only be granted for appropriate development of high quality design. The proposal is for similar type of development which has already been approved on most of the properties located in Selsdon Avenue (e.g. no.5; 16; 46; 48; 52; 64 etc).

The proposal comprises of similar shapes and forms with the wider area, with pitched roofs and traditional features. The materials used are similar to the existing dwelling as well as the wider context. The proposal sits well with the existing cluster of buildings and will be of high quality traditional design.

The front porch is very modest in size matching the other front extension on the same road and extends approximately 1.2m from the front elevation walls. It is of similar design and with materials that match the existing dwelling.

Considering the above we are of the opinion that the proposal complies with the requirements of local policies.

- Impact

Neighbouring impact

The proposal complies with the recommendations of BRE Site Layout Planning for Daylight & Sunlight - A guide to good practice as seen on the drawings (45-degree rule). Also, the first floor side window will serve an en-suite and will be obscured glazed and unopenable and as such will not impact privacy of the neighbouring properties, specifically no.16.

Due to the design being similar to the existing development on the same road, the character of the area is not affected.

Impact to character of the area

The proposed front porch extension is very modest in size, materials match existing and follows design features of the area. Also the side extension is similar to all the development on the same road, therefore we are of the opinion that the proposal does not have any impact on the character of the area.

- Highways, Sustainability and Ecology

Highways

The existing parking arrangements and access are not affected by the development. Thus, there are no highway issues arising from the proposal. Should an additional parking space be needed there is space to accommodate it at the front of the property.

Sustainability and Ecology

There are no known ecology and environmental issues. The proposal is located on Flood Zone 1 and there is low risk of flooding from Surface Water.

Further, the applicant is in agreement with the recommendation to use SuDS for the surface water drainage and confirms the following:

- Geocellular system (soakway) for the surface water drainage at the rear of the garden
- Permeable paving for any hardsurfaces

4. Conclusion

The design of the proposal would be in keeping with existing dwelling on site as well as with the wider area. The impact on neighbouring amenity would be minimal as demonstrated above. Therefore, we are of the opinion that the proposal complies with the requirement of relevant policies of WBC, and we are hopeful that it will be recommended for approval.