

Clay Court
Crazies Hill
Wargrave
RG10 8LY

14th August 2026

DESIGN AND ACCESS STATEMENT

CLAY COURT – SINGLE STOREY SIDE AND REAR EXTENSION

PROPOSAL: *‘Proposed erection of a single storey side and rear extension to the existing dwelling. Demolition of the existing conservatory.’*

LOCAL PLANNING AUTHORITY: Wokingham Borough Council

1. THE SITE

Clay Court is a substantial, detached, 1960s built, L-shaped two storey dwelling of red brick with a gabled roof of plain clay tiles and sprocketed eaves, fronting the main street in the centre of Crazies Hill, approximately four miles south east of Henley-on-Thames. The main house faces north west into its large plot and is set in extensive, mature landscaped grounds. The residential curtilage extends to 6,830m², with a further 11,970m² of adjoining land in the applicant’s ownership (identified by blue line), giving a total of 18,800m² (1.88 hectares).

The rear boundary is heavily wooded and the front boundary is formed by a high red brick wall with mature hedging behind. The rear garden, in which the proposed extension sits, is private and secluded and is not visible from any public vantage point.

The site lies within the Metropolitan Green Belt, in an area designated as Countryside, and within the Crazies Hill Area of Special Character. The property is not listed and does not lie within a conservation area. The south east boundary wall, entrance gates and gabled south east range, all in red brick, form the distinctive frontage element identified by the Council’s Conservation Area Officer along this stretch of the Area of Special Character. These frontage elements are entirely unaffected by the proposals.

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Existing Rear View from West with solid roofed conservatory

2. RELEVANT PLANNING HISTORY

F/2002/7627 – Single storey rear extension to dwelling to form conservatory – Approved 06.01.2002

F/2005/5198 – Replacement clock tower on roof of dwelling – Approved 26.08.2005

F/2006/8020 – Detached car port and garden store; demolition of existing garage – Refused 22.08.2006

CLP/2006/8691 – Certificate of proposed lawful development for the erection of a detached carport and garden store – Approved 09.11.2006

163029 – Householder application for the proposed erection of a single storey side and rear extension to form a timber orangery to the existing dwelling; demolition of the existing conservatory – Approved 04.01.2017

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Of direct relevance is application 163029, under which Wokingham Borough Council granted planning permission for a single storey side and rear extension of essentially the same description and siting as now proposed, replacing the existing conservatory. That permission was not implemented and has now expired.

In determining application 163029 the Council concluded that a single storey side and rear extension in this location was acceptable in principle as a limited extension in the Green Belt; that its scale, design and materials preserved the character of this part of the Area of Special Character, with no objection from the Conservation Area Officer; that it would have no impact on any neighbouring property; and that it raised no highway issues. The current application seeks, in effect, to renew that expired permission with a scheme that is smaller in both footprint and volume than the extension previously approved. The Council's previous assessment is therefore a material consideration of significant weight, and nothing in the site context has changed since that decision.

3. THE PROPOSED WORKS

It is proposed to demolish the existing, dated conservatory and to erect a single storey side and rear extension providing enlarged, light-filled living accommodation opening directly onto the rear garden. The design seeks to maximise the connection between the interior and the garden – light in, views out – while remaining clearly subordinate to the host dwelling.

The rear element measures 11.2m wide by 5.8m deep with a height of 3.1m. The side element measures 2.25m wide by 7.5m deep with a height of 3.2m. Both elements have concealed flat roofs behind parapets, keeping the extension well below the 5.3m eaves of the two storey host dwelling with a ridge height of 8.9m.

As with the previously approved scheme, the extension is contained within the existing patio area to the rear of the dwelling and does not spread development away from the main house. No trees or boundary vegetation are affected.



Proposed rear Elevation

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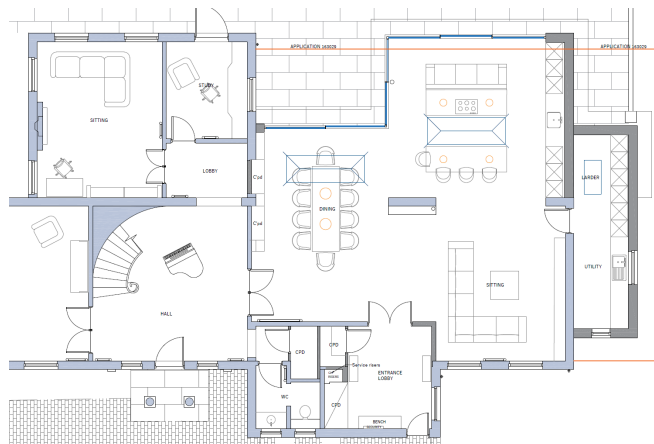
4. AMOUNT, LAYOUT AND SCALE

The areas and volumes of the original dwelling, the dwelling as existing and the dwelling as proposed are set out below. The existing conservatory, which is to be demolished, is excluded from the calculations.

	Footprint (GEA)	Volume
Original dwelling	298.6 m ²	2,050 m ³
Existing dwelling with conservatory	318.8 m ²	2,112 m ³
Proposed total	365.3 m ²	2,263 m ³
Increase over original dwelling	+22.3%	+10.4%
Increase over existing dwelling	+14.6%	+7.1%

The proposed extension adds 213m³ of volume. This is less than the 256m³ of volume approved under application 163029, and the proposed footprint is likewise smaller than that of the previously approved scheme and is shown as an orange outline for comparison on the proposed floor plan. The cumulative increase over the original dwelling, taking account of all additions since original 1960s construction, is 22.3% by footprint and 10.4% by volume.

Set against a host dwelling of over 2,000m³ standing in a residential curtilage of 6,830m², the extension is a modest, single storey, subordinate addition. The generous plot comfortably accommodates the proposal, which occupies the private rear paved patio area immediately adjoining the rear of the dwelling.



Proposed floor plan showing comparative footprint of 163029 in orange

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5. APPEARANCE

The extension follows the previously approved orangery in its siting and single storey form, but adopts a more contemporary architectural language of a quality appropriate to the substantial host dwelling.

The rear elevations are largely glazed, opening the new living space to the garden. Solid elements are clad in charred timber (Shou Sugi Ban) – a natural, highly durable, low maintenance and sustainable finish whose dark, recessive tone sits quietly against the red brick of the host dwelling and the wooded backdrop of the garden. A grey aluminium fascia with a refined 0.5m roof overhang provides passive solar shading to the glazing, controlling summer heat gain to the south and west facing openings.

The step in, low stature a dark materials will not stand out visually, as can be seen with similar colour palette of the existing black conservatory. Set on a large existing rear-garden facing patio it will not compete visually with the dominant rear mansard gable.

The front elevation of the side extension – the only element with any relationship to the frontage – is finished in brick to match the existing dwelling, with a decorated brick-banded parapet wall concealing the flat roof. This detailing is drawn directly from the red brick character of the host dwelling and its distinctive frontage along the Area of Special Character. From within the property only, the side extension presents a very subservient set back form.

The glazed and timber elevations are contained entirely within the secluded rear garden. They are not visible from the street, from neighbouring properties or from any public vantage point.

6. GREEN BELT

The site lies within the Metropolitan Green Belt. Paragraph 154 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, subject to a number of exceptions, including at paragraph 154(c) ‘the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building’. Policy CP12 of the Wokingham Borough Core Strategy reiterates the national policy.

Policy TB01 of the Managing Development Delivery Local Plan requires that the alteration and/or extension of a dwelling in the Green Belt over and above the size of the original building shall be limited in scale, with the supporting text defining ‘limited’ as a cumulative increase of generally no more than 35% in volume over and above the original dwelling.

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The cumulative volume increase resulting from the proposal, including all additions to the dwelling since its original construction, is 10.4% – significantly below the 35% guideline in Policy TB01 and, in absolute terms, smaller than the addition previously approved by the Council under application 163029.

The extension is single storey, sits immediately against the rear of the host dwelling, and largely occupies the area of the conservatory it replaces. It does not result in any spread of development away from the main dwelling and, screened by the established boundary planting and set within a landholding of 1.88 hectares, it will have no impact on the openness of the Green Belt or on the purposes of including land within it. The proposal is not a disproportionate addition and constitutes appropriate development in the Green Belt.

7. AREA OF SPECIAL CHARACTER

Policy TB26 of the Managing Development Delivery Local Plan states that planning permission will only be granted for proposals affecting Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the area and its setting.

The character of this stretch of the Area of Special Character derives principally from the property's south east boundary wall, entrance gates and gabled south east range, which front the main road through Crazies Hill. These are wholly unaffected by the proposal. In assessing the previously approved scheme, the Council's Conservation Area Officer concluded that an addition of this scale and siting, set beyond the gates and boundary walls and facing north west, preserved the character of this part of the Area of Special Character, and raised no objection.

The current proposal occupies the same relationship to the frontage, is smaller than the approved scheme, and finishes its only frontage-related element in matching brick with a decorated brick-banded parapet. The character of the Area of Special Character is preserved.

8. IMPACT ON NEIGHBOURING AMENITY

The extension is single storey, set well in from the side boundaries of the site and contained within a secluded rear garden enclosed by mature trees and hedging. In determining application 163029 the Council concluded that an extension in this position would have no impact on any of the neighbouring properties. The current proposal is

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smaller than the approved scheme and the same conclusion applies: there will be no loss of light, no overshadowing, no overlooking and no overbearing impact on any neighbour.

9. ACCESS AND PARKING

The proposal makes no change to the means of vehicular or pedestrian access to the site and no change to the generous existing parking provision. There is no impact on highway safety.

10. CONCLUSION

The proposal replaces the expired planning permission 163029 with a single storey side and rear extension of the same siting and description, but of reduced footprint and volume. The cumulative volume increase of 10.4% over the original dwelling is significantly below the 35% guideline in Policy TB01, and the extension will preserve both the openness of the Green Belt and the character of the Area of Special Character, as the Council has previously accepted on this site. The single storey rear elevations of glazing and charred timber are of high architectural quality and are entirely concealed from public view, while the visible side element, still only seen from within the site, defers to the host dwelling in matching brick with banded parapet detailing. There is no impact on neighbouring amenity, highway safety, trees or ecology.

The scheme accords with the NPPF, Policies CP1, CP3, CP11 and CP12 of the Wokingham Borough Core Strategy and Policies TB01 and TB26 of the Managing Development Delivery Local Plan. We respectfully submit that the proposal warrants approval.

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