



Reading Road

Design and Access Statement

New Residential Dwelling

Land next to 236 Reading Road
Winnersh
RG41 5AA

15 July 2025
Reference: 2507-P600-P3



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Introduction

This Design and Access Statement has been prepared by Holtham Newman Architects Ltd. on behalf of Mr C. Youell and outlines the proposal for a new dwelling on the land next to 236 Reading Road, Winnersh, RG14 5AA.

This report will support the design proposal alongside relevant surrounding context and planning policies.



Google Maps



Site Location and Context

The site is located on the southern side of Reading Road in Winnersh. The site currently houses a double garage and an outbuilding, as well as 3 or 4 timber sheds. Vehicle and pedestrian access is via the northeast corner, where the land meets the shared driveway, with 236 and 240 Reading Road.

The site is a C shape, with the access point, brick shed and double garage at one end, with a grassed residential garden to the other. The majority of the boundaries to this land are formed by hedges, with the eastern boundary broken up by the brick garages to no. 240 Reading Road. To the north there is a timber fence, along the boundary with no. 242 Reading Road.

The proposed site area is 0.05ha.

The surrounding area is predominantly residential 2 storey houses.

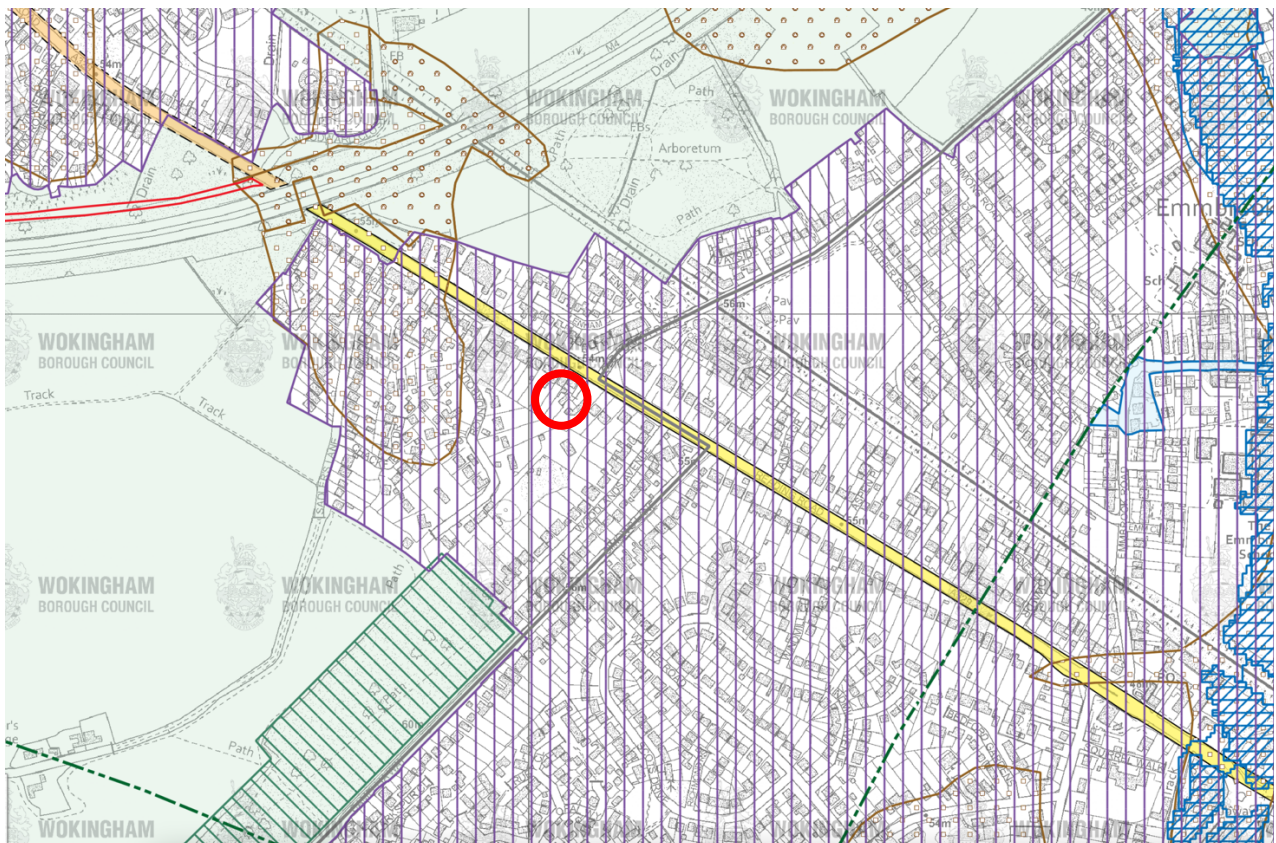
Site photos showing; the area land, behind the garages at no. 240, access driveway and the double garages.





Site Location and Context Cont.

The site falls within the major development location on the Council's policies map shown below (Map A).



Map A



Planning History

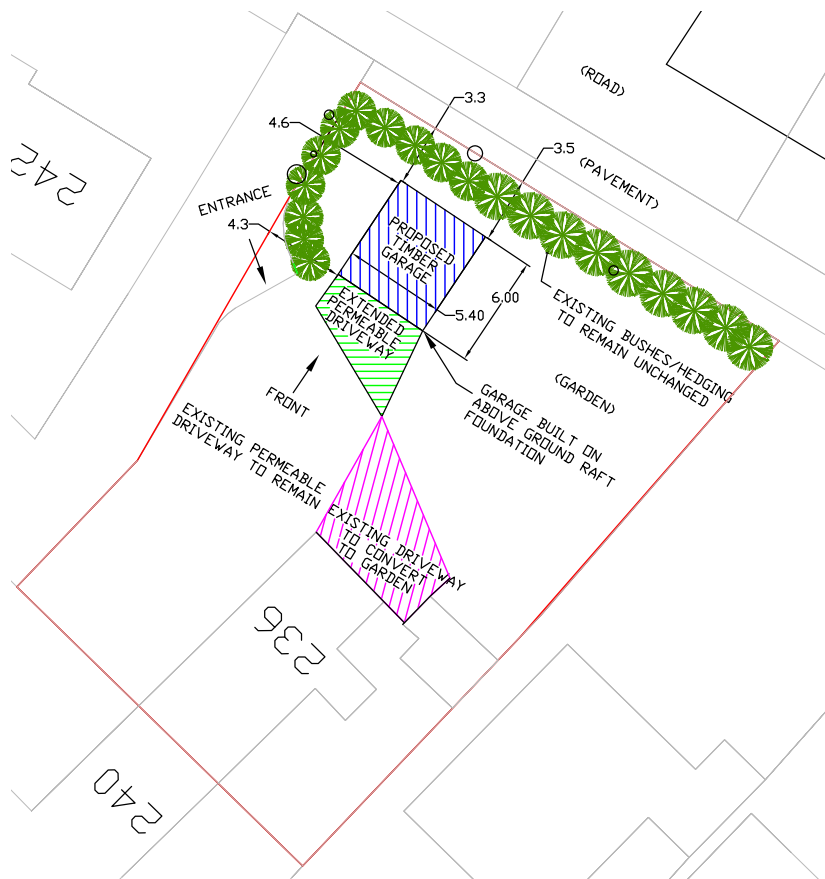
There are no known applications on this land, although it is owned by no. 236 Reading Road, which used to formally be 236 and 238 Reading Road and has since been converted into one property. Therefore, it should be noted that this shared driveway/lane used to serve three properties, which has now been reduced to two.

A double garage was recently approved and installed at no. 236, which extended the parking requirements for this property. Previous to this application the driveway was increased in size significantly, to provide at least 3no. parking spaces, in addition to the new garage.

Ref: 221985

Approval: 28th June 2022

Householder application for the proposed erection of a detached double garage.



Plan taken from application noted above.



Planning History Cont.

Pre-Application Advice

Ref: 250340

Written response: 12.03.2025

The Pre-App advice for a chalet style bungalow with habitable rooms in the loft space, was submitted earlier this year and we received a positive response.

Summary:

In summary, the project is considered to accord with national and local policy and a few queries were raised regarding the parking layout, refuse collection, proposed drainage and the ecology of the site. All of these queries have been addressed within the application, with supporting documents from a range of consultants.

The comments received regarding the principal of the development included '*The site is located within settlement limits, in the Major Development Location of Winnersh, and as such development in this location is acceptable providing that it complies with wider principles contained within the development plan*'.

It was then concluded '*When applying weight to the economic, social and environmental benefits of the scheme, it is unlikely that there would be any adverse harm that would significantly and adversely outweigh the identified benefits as required by paragraph 11 of the NPPF.*'

The report also noted that the scale and design was appropriate and would make a positive contribution.

As well as addressing any queries, we have developed the design further within this application and provided detailed plans and elevations for your review.



Design Proposal

The proposal is to demolish part of the brick shed out-building and double garage and erect a new chalet style bungalow dwelling.

This land currently houses additional parking and private amenity for no. 236 Reading Road, although due to its location, this is not well used. The garage is not used for its intended purpose and is not suitable for storing modern larger cars, but is used as residential storage space. There is also additional parking, with the new double garage approval at no. 236, along with a good size private amenity, to the front garden. It is for these reasons we are proposing to develop this land.

This proposed new dwelling has been designed as a chalet style bungalow, with habitable space in the loft. The dwelling steps back from all of the boundaries and the main aspects looking southwest over the rear garden area, considering the privacy of its direct neighbouring properties. The site layout provides a private front driveway for parking, away from the shared lane, as well as pedestrian access to both sides of the new house and private rear garden.

The ground floor includes a suitable entrance hall, utility and family bathroom, with two of the three bedroom located on the ground floor. The rear of the property, looking at over the rear garden includes a kitchen dinner and separate living room.

Upstairs a master suit, includes a large bedroom in the sloping eaves, with an ensuite and views over the rear garden. A small study/office is created to the front of the house, to accommodate for modern standards of living with an increase of working from home.

We have also includes area of storage across both floors, with easy access to the eaves at first floor. The inclusion of a utility room allows for more usable space within the kitchen as well.

Generally, the property has been designed to meet or exceed the National 'Technical Housing Standard' to create a spacious family house.



Design Proposal - Materials

The dwelling is proposed to have a traditional construction, with red multi brickwork, red clay roof tiles and timber frame porch and bay window.

The proposed massing of the building is limited by the sloped roof design and gable ends. We have introduced smaller hips to the gable ends to create interest to the design as well as minimise the massing of the overall building.

We have included a brick ribbon detail around the eaves and gable ends to create interest to the building, as well as match back with the existing properties. This detail is similar to the ribbon detail seen on No. 236 and 240 Reading Road, as well as the detached garage located at No. 240.

The windows are proposed to be a light sage green/grey, made from uPVC too meet modern u-value standards with a more traditional look.



Design Inspiration Images show above.



Access and Parking

The pedestrian and vehicle access from Reading Road are not proposed to be altered.

The external parking arrangements currently includes for two off street parking space, within the double garage. The proposal removes this garage, and two new parking spaces are created further into the site entrance. A vehicle tracking layout has been undertaken for these spaces to show that they can enter and exit in forward gear from the site. Please refer to the supporting drawings by Infrastruct CS Ltd.

Waste Management

A new general waste and recycling bin store is proposed within the existing brick shed structure at the entrance to the site. This is located under a 30m walk from the new property and allows for the bins to be removed from the site and collected from the street by the town council.

The existing arrangements for No. 236 and No. 240 are that bins are positioned along the shared driveway, for the bin lorry to collect and empty from Reading Road. The new property is proposed to follow the same arrangement.

Sustainability

A full report has been provided by RS Energy to show how the new property will need the Building Regulations Part L requirements. The heating is proposed to be an ASHP and an indicative location for the external unit is shown on the plans and elevations.

Ecology and Tree Reports

Due to the site location within a bat roosting area, an initial survey has been provided by John Wenman to support this application. Please refer to this report for more details.

Along the Southern boundary are a number of tree's and a TPO order for the area of land on the other side of this boundary. There are also TPO tree's to the front private driveway entrance.

We have therefore provided an Arboricultural Impact Assessment and Tree Protection Plan by All Arboriculture, submitted to support this application. Please refer to this report for more details.



Community Engagement

We understand that it is important to discuss and engage with the local community for this type of application, in particular local residents at an early stage of the design process. This helps to ensure any possible issues that could arise from the development are reviewed and addressed as soon as possible.

We have approached the occupants at the following addresses:

No. 240 Reading Road – Located East of the proposed site

No. 242 Reading Road – Located North of the proposed site

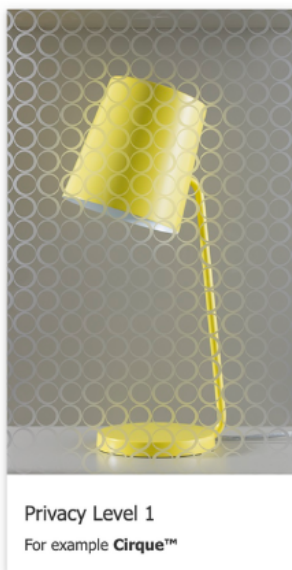
No. 244 Reading Road – Located Northwest of the proposed site

One of the neighbours had no objections, the other two neighbours raised concerns about being over looked, along with one comment about the design of the property and that is in keeping with the surroundings.

The client has always been mindful of the existing neighbours, and we have therefore designed this property to have the majority of the windows on the ground floor, with the master bedroom first floor window looking south, where there is a build-up of mature trees and a larger distance between this proposal and the existing properties.

The front gable end has been designed to include two smaller windows at first floor, which look out from the landing and a small office. This is to prevent main habitable rooms looking directly back at no. 242 and. 244, whose rear elevations are located a distance of 28.9m and 25.8m away from the proposed front elevation.

Following our discussions with the neighbours, we wanted to address their concerns for overlooking, we have therefore proposed for both of these first floor, front facing windows to include a privacy film or glazing, to level 1 to the bottom pane, with clear glazed at high level. This will provide a more obscured view, as well as provide natural light and ventilation to these two areas.





Conclusion

The new property is proposed to create a new modest in sized three-bedroom family home, in a well-developed area, close to both Winnersh and Wokingham town centre.

The design has also been carefully considered to match, where possible, the existing buildings with materials as well as the overall massing. It is sympathetic to the existing properties proposing a chalet style dwelling and minimising any overlooking concerns. We hope that this new dwelling will create a great new house.

