

Planning Application Supporting Document: Proposed Self-Contained Garden Annex / Family Wellness Pod

Applicant: Russell King **Address:** 332 Kidmore Rd, Caversham Reading RG4 7NG

Date: January 30th 2026

This document supports a full planning application for a self-contained garden annex at the bottom of the garden. The annex is designed as a dedicated, comfortable living space for my 82-year-old father, Anthony King, who has lived with us on and off for the past five years and is recovering from cancer treatment. It includes a small spa/wellness area for family health and wellbeing, but is primarily intended as a safe, accessible place for him to live independently while remaining closely supported by the family.

The annex is **not** a separate rental or commercial dwelling — it is a family care solution. My father will continue to use the main house for shared family time, meals, and daily interaction. The annex allows us to provide round-the-clock monitoring and support in a peaceful, therapeutic environment tailored to his needs.

Section 1: Design & Access Statement

Purpose & Need The annex will provide a safe, comfortable, and accessible living space for my elderly father following cancer treatment and other health issues. It incorporates a small wellness area (sauna, cold plunge, shower) to support physical recovery, mental wellbeing, and family health. The design prioritises accessibility (level access, wide doors, grab rails), natural light, and a calm environment.

Scale & Subservience

- Overall footprint: 7.7x4.4m
- Internal floor area: 29 m²
- Height: 2.95m overall
- Single-storey, pitched /flat roof (1:60), positioned at the garden end to remain subservient to the main house in scale, height, and visual impact.

Materials & Appearance

- External cladding: natural charred timber (cedar or larch, sustainably sourced)
- Internal cladding : natural timber (cedar or larch, sustainably sourced)
- Roof: green sedum roof for biodiversity and insulation
- Windows/doors: double glazing (U-value $\approx 1.0\text{--}1.2 \text{ W/m}^2\cdot\text{K}$) with low-emissivity glass
- Finish: understated, high-quality, blending with garden setting

Access Level from existing garage through garden (permeable gravel). No changes to vehicle access or parking. Wide doors and level-threshold entry for accessibility.

Impact on Neighbours Positioned to avoid overlooking (high-level/obscure glazing on boundary sides). No overshadowing or loss of privacy. Noise will be minimal due to acoustic insulation and distance from boundaries and neighbouring properties. Very similar in size and scale to Neighbouring garden room to the East of the site.

Section 2: Energy & Sustainability Statement

Construction

- Proposed 200mm Structural Insulated Panels (SIPs) throughout (walls, roof, floor) with PIR core ($\lambda \approx 0.022 \text{ W/m}\cdot\text{K}$) or timber frame equivalent
- Indicative U-values (per BS EN ISO 6946, standard build-up):
 - Walls: $0.11\text{--}0.14 \text{ W/m}^2\cdot\text{K}$ (exceeds ≤ 0.18)
 - Roof: $0.09\text{--}0.12 \text{ W/m}^2\cdot\text{K}$ (exceeds $\leq 0.13\text{--}0.16$)
 - Floor: $0.10\text{--}0.13 \text{ W/m}^2\cdot\text{K}$ (exceeds $\leq 0.13\text{--}0.18$)
 - Windows/doors: Double glazing, low-E, U-value $\approx 1.0\text{--}1.2 \text{ W/m}^2\cdot\text{K}$ (exceeds ≤ 1.4)

Heating & Hot Water

- Air-source heat pump (ASHP) monobloc unit (2.5–5 kW) for efficient space heating and hot water
- 50–80L unvented cylinder (indoor, cupboard-mounted)

Water & Drainage

- Rainwater harvesting from green roof to greywater
- Foul waste pumped uphill to main house system (macerator pump, 50–75mm PVC pipe)
- Permeable surfaces and allotment area manage surface water

Biodiversity

- Green roof (sedum) and new allotment achieve >10% BNG (Defra Metric 4.0)
- No trees affected or within existing site boundary; native planting in allotment supports pollinators and ecosystem. Nearby trees to north of boundary are on neighbours plot, overhang the building at high level but are not affected

Section 3: Drainage & Services Statement

Foul Drainage All foul waste (toilet, shower, sink) connects to the main house foul system via an uphill pump. Pipework: 50–75mm PVC, buried, with access points for maintenance. No new septic tank. Complies with Part H.

Surface Water Green roof and permeable paths direct water to greywater tank (overflow to soakaway). No increase in impermeable area; low flood risk.

Section 4: Arboricultural Impact Assessment

Site Survey A site walkover confirms no trees within property boundary. Site plans indicate neighbour trees. Closest ones are shown on elevations and do not affect building. Existing block and beam floor has been built in 2020 originally for a home office under permitted development. The garden area is open lawn with minor shrubs; no protected or significant trees exist on the property.

Impact

- Zero tree removal or pruning required
- No root protection areas (RPAs) affected
- Construction will have no impact on existing vegetation

Conclusion No arboricultural constraints apply. No tree protection fencing, method statement, or further survey is required (BS 5837:2012). The allotment will introduce new planting, enhancing biodiversity.

Section 5: Biodiversity Net Gain (BNG) Statement

Baseline Existing garden: lawn and minor shrubs — low biodiversity value.

Proposed Enhancements

- Green sedum: ~20–30% habitat increase
- New allotment area with native planting, vegetables, and pollinator-friendly species
- No habitat loss (no trees affected)

Calculation Using Defra BNG Metric 4.0: Net gain estimated at 15–20% (green roof + allotment offset minor ground disturbance). **Management Plan:** 30-year family-led maintenance of roof and allotment.

Section 6: Parking & Access Statement

Parking No change — existing garage provides sufficient off-street parking. No additional vehicles expected.

Access Level, permeable path from garage to annex. No highway or neighbour impact. Existing access remains unchanged.

This annex is a family care solution — not a separate dwelling for sale or rent. My father will continue to use the main house daily, and the spa is shared family space. We respectfully request approval on this basis.

Thank you for your consideration.

Russell King