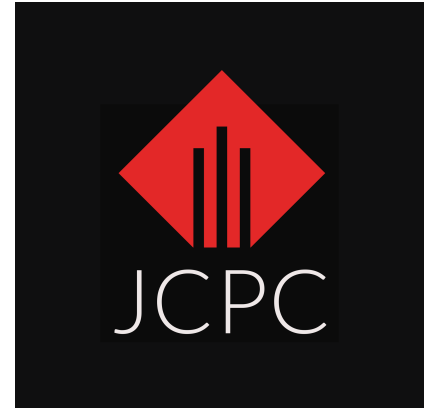




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APPLICATION FOR PLANNING PERMISSION FOR
THE ERECTION OF A SINGLE STOREY REAR
EXTENSION AT 4 WINCROFT ROAD,
CAVERSHAM, BERKSHIRE

PLANNING AND DESIGN AND ACCESS STATEMENT

FEBRUARY 2026

STRUCTURE

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1.0 Introduction

1.1 This Planning and Design and Access Statement accompanies an application submitted to Reading Borough Council for full planning permission for the erection of a single storey rear extension to 4 Wincroft Road, Caversham, Berkshire.

1.2 The Statement is structured as follows;

- Section 2 – The Site and Surrounding Area
- Section 3 – Planning History
- Section 4 – The Proposals
- Section 5 - Planning Policy Context
- Section 6 – Planning Assessment
- Section 7 – Conclusions

2.0 The Site and Surrounding Area

- 2.1 The site is located on the northern side of Wincroft Road, a short distance to the west of the junction with Conisboro Avenue, and comprise a detached, two-storey dwelling of predominantly brick construction under a pitched, tiled roof. The property, which fronts on to Wincroft Road, benefits from a single storey flat roof garage that projects from the south-west (flank) elevation of the dwelling, with the site accessed via an entrance off Wincroft Road located in the western section of the site. The garden area extends to the rear (north-west) of the property with a depth of approximately 20.0m and similar width.
- 2.2 The site is located in a predominantly residential area with, to the north-east, the gardens of 2 Wincroft Road and 15 Conisboro Avenue, extending up to the north-eastern site boundary, albeit with the former incorporating a detached garage building located on the boundary of the application site. To the west is 6 Wincroft Road, a detached two-storey dwelling with – to the north – 1 Lawson Drive, the flank elevation of which is off-set from the northern site boundary by approximately 6.0m. To the south of the site, on the opposite side of Wincroft Road, are predominantly detached two-storey dwellings.
- 2.3 The extent of the site is shown outlined in red on the site location plan and, for planning policy purposes, is not subject to any specific planning designations¹.

¹ Albeit there is a Tree Preservation Order (23/07) relating to specimens on the rear boundary of the site, which would be wholly unaffected by the proposed development.

3.0 Planning History

- 3.1 Whilst there is no recent planning history on the application site, there have been previous approvals on the site in the late 1980's (PL/88/0225) and early 1990's (PL/91/0947) for a range of extensions and alterations to the dwelling.

4.0 The Proposal

4.1 The application seeks full planning permission for the erection of a single storey rear extension to the property, full details of which are shown in the following plans and documents:

- CDA319-LPA Site Location Plan (1:1250)
- CDA319-ESP Existing Site Plan (1:500)
- CDA319-SP Proposed Site Plan (1:500)
- CDA319-01 Existing Ground Floor Plan (1:100)
- CDA319-02 Existing First Floor Plan (1:100)
- CDA319-03 Existing Roof Plan (1:100)
- CDA319-04 Existing Front (SE) and Side (SW) Elevations (1:100)
- CDA319-05 Existing Rear (NW) and Side (NE) Elevations (1:100)
- CDA319-06A Proposed Ground Floor Plan (1:100)
- CDA319-07A Proposed First Floor Plan (1:100)
- CDA319-08A Proposed Roof Plan (1:100)
- CDA319-09A Proposed Front (SE) and Side (SW) Elevations (1:100)
- CDA319-10A Proposed Rear (NW) and Side (NE) Elevations (1:100)
- CDA319-11A Section A-A and B-B (1:50)
- Preliminary Bat Roost Assessment

4.2 As shown on Plan 06A, the proposed single storey extension would project from the lefthand-side of the rear elevation of the existing dwelling, extending approximately 4.4m rearwards and with the north-eastern elevation splayed to follow the line of the site boundary. The extension, which would be approximately 3.4m wide at its widest point, would be gable ended (to the north-west) with a pitched tiled roof to a height of approximately 4.0m. The proposed addition would provide a boot room and wet room, with openings contained principally in the south-west elevation (including a rooflight) with, in addition, a single rooflight in the north-east facing roof slope

5.0 Planning Policy Context

The Decision-Making Framework

- 5.1 The statutory decision-making framework is set by Section 38(6) of the Planning and Compulsory Purchase Act 2004. This States:

'if regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.

- 5.2 That is, where the Development Plan is material to the determination of a planning application, the decision should be made in accordance with the terms of the Development Plan unless there are material considerations that would direct otherwise.
- 5.3 This statutory framework for decision-making is reinforced by paragraph 11 of the National Planning Policy Framework (the Framework; 2024) which states that decisions should apply a presumption in favour of sustainable development and that development proposals should be approved where they accord with an up-to-date Development Plan. (Paragraph 11(c)).

Development Plan

- 5.4 the Development Plan comprises the Reading Borough Local Plan, which was adopted in November 2019, and replaced the Core Strategy, Reading Central Area Action Plan and the Site and Detailed Policies Document. The most relevant policies of the Reading Borough Local Plan² are considered to be:

- | | | |
|---|------|--|
| ➤ | CC1 | Presumption in Favour of Sustainable Development |
| ➤ | CC2 | Sustainable Design and Construction |
| ➤ | CC3 | Adaptation to Climate Change |
| ➤ | CC5 | Waste Minimisation and Storage |
| ➤ | CC7 | Design and the Public Realm |
| ➤ | CC8 | Safeguarding Amenity |
| ➤ | EN14 | Trees, Hedges and Woodlands |
| ➤ | H9 | House Extensions and Ancillary Accommodation |

² Which was subject to a review in March 2023 that identified a need to update 45 of the 90 policies, to be undertaken as part of a formal partial update to the Local Plan.

- TR3 Access, Traffic and Highway-related Matters
- TR5 Car and Cycle Parking and Electric Vehicle Charging

Other Material Considerations

National Planning Policy Framework (NPPF)

- 5.5 The NPPF was first published on 27 March 2012 and, with immediate effect, replaced a raft of advice and guidance contained in various Planning Policy Guidance notes (PPGs), and Planning Policy Statements (PPSs). In July 2018 a revised version of the NPPF was issued (NPPF2), followed by further revisions in February and June 2019 (NPPF3). A further set of revisions were published in July 2021 (NPPF(4)), with minor changes issued in September 2023 (NPPF(5)). Further revisions were published on 19th December 2023 (NPPF(6)), with the latest version (NPPF(7)) issued on 12th December 2024.
- 5.6 As with the original (2012) NPPF, sustainable development remains at the heart of the Framework, with three interdependent and overarching objectives – economic, social and environmental – driving the achievement of sustainable development. In order to ensure that sustainable development is pursued in a positive manner, the Framework embodies, in paragraph 11, a presumption in favour of sustainable development.
- 5.7 For decision-taking – in respect of applications for planning permission – the presumption in favour of sustainable development means (paragraph 11):
- (c) approving development proposals that accord with an up-to-date development plan without delay; or
 - (d) where there are no development plan policies or the policies which are most important for determining the application are out-of-date, granting planning permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing

development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

- 5.8 In addition, paragraph 39 advises that Local Planning Authorities should approach decisions on proposed development in a positive and creative way, and that decision makers at every level should seek to approve applications for sustainable development where possible.

Achieving Well-Designed Places

- 5.9 Paragraph 131 states that *'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'*. In addition, Paragraph 135 states that planning decisions should ensure that developments:

- will function well and add to the overall quality of the area;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting;
- establish or maintain a strong sense of place;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and
- create places that are safe, inclusive and accessible and with a high standard of amenity for existing and future users.

Conserving and Enhancing the Natural Environment

- 5.10 Paragraph 180 advises that planning decisions should contribute to, and enhance, the natural environment by, *inter alia*, protecting and enhancing valued landscapes, recognising the intrinsic character and beauty of the countryside, and minimising impacts on and providing net gains for biodiversity.

Design Guide to House Extensions

- 5.11 The Design Guide to House Extensions was adopted as a Supplementary Planning Document (SPD) in March 2021 and provides a range of guidance in respect of various extensions to dwellings, including rear extensions.

6.0 Planning Assessment

6.1 This Section of the Statement assesses the principal planning issues raised by the proposed development having regard to the following factors:

- The Effect on the Character and Appearance of the Existing Property and Immediate Area;
- Neighbouring Residential Amenity;
- Highways, Access and Parking;
- Ecology and Biodiversity; and
- Sustainability

The Effect on the Character and Appearance of the Existing Property and Immediate Area

6.2 As noted previously, the existing property is a detached two-storey dwelling of predominantly brick construction under a pitched, tiled roof. The dwelling, whilst an attractive and pleasant property is, in wider architectural terms, of limited architectural merit.

6.3 Notwithstanding such the proposed extension, in accordance with the advice in paragraph 7.1.1 of the Design Guide to House Extension SPD, has been designed to complement the character of the existing dwelling. In particular, the modest scale and proportions of the proposed extension, when assessed in the content of the existing property, is such that the addition would be clearly subordinate and subservient to the existing building with the detailing – including the matching external finishes and pitched roof – both reflecting and respecting the character of the dwelling, and ensuring the appearance of the dwelling is preserved in accordance with the requirements of Policy H9 of the adopted Local Plan.

6.4 Moreover, whilst it is acknowledged that the Design Guide to House Extensions indicates (in paragraph 7.1.1) that extensions deeper than 4.0m are unlikely to be supported, the paragraph also goes on to state that, in some circumstances, extensions deeper than 4.0m may be acceptable where justified. In this case, and irrespective of the fact that the proposed extension would be only marginally deeper than 4.0m, the property occupies a relatively spacious plot, with a garden some 20.0m deep and to a similar width. This size of plot, combined with the scale of the property (and the fact that proposed extension would, proportionately, be very small in relation to the existing dwelling) is such that an addition of the depth proposed would be comfortably accommodated on both the plot and in relation to the character of the existing dwelling and is therefore appropriately

- justified. Accordingly, and as per the terms of Policy H9 of the adopted Local Plan, the proposed extension would appropriately '*respect the character and appearance of the house*'.
- 6.5 In terms of the effect of the proposals on the character of the immediate area the site – as noted previously – is located in a predominantly residential area characterised by mainly detached two-storey dwellings. The proposed extension, in being to the rear of the property, single-storey in scale and – in public views from Wincroft Road – screened by the garage serving 2 Wincroft Road, would be largely imperceptible and, as such, would not detract from, nor harm, the wider street scene or character of the area.
- 6.6 For these reasons, therefore, it is considered the proposals would respect the character of the property and area and fully accord with the requirements of Policy H9 of the adopted Local Plan.

Neighbouring Residential Amenity

- 6.7 As shown on the proposed site plan, the extension would project along the boundary with the rear garden of 15 Conisboro Avenue. This property, which is located to the north-east of the application site and fronts on to Conisboro Avenue, has a garden with a depth of some 22.0m and a recently constructed summerhouse located in the south-western corner of the garden, close to the proposed extension. This depth of garden, combined with the limited scale and height of the proposed extension³ and the position of the summerhouse is such that the proposals would not adversely affect light or outlook from within No 15. Moreover, although the roof of the extension may be visible from the garden of No 15 that – in itself - does not give rise to harm and, indeed, the size of the garden to No 15, the limited depth of projection of the proposed extension and single storey scale, together with the change in ground levels and the presence of the summerhouse, are all such that any (limited) visual presence of the extension from the neighbours garden would not materially detract from the enjoyment of the garden, or the quality of amenity that it provides.
- 6.8 Furthermore, and as noted in Section 4.0, the majority of window openings are proposed in the south-west elevation of the extension, looking across the application site, with only a single rooflight in the north-east facing roof plane (facing towards No 15). That rooflight would be high level and, as such, would not result in any overlooking or loss of privacy to No15 or its related garden area.

³ Recognising that the ground level of the application site is approximately 0.5m lower than the garden of 15 Conisboro Avenue

- 6.9 For these reasons, therefore, it is not considered the proposals would have an adverse or unacceptable impact on the amenities of the occupiers of 15 Conisboro Avenue. Moreover, given that the proposed extension would have a more distant relationship with/to other properties adjoining the application site than No 15 (and its garden area), then it equally follows that the amenities of the occupiers of these properties would not be adversely affected by the proposed development.
- 6.10 Given such, the proposals would comply with those policies of the adopted Local Plan (and Design Guide) that seek to ensure schemes respect and preserve the amenities of the occupiers of surrounding properties.

Highways, Access and Parking

- 6.11 No alterations are proposed to the existing access arrangements, with the existing dwelling benefitting from a range of on-site parking. Given that the proposals would not increase the number of bedrooms in the property (for which the parking requirements directly correlate) nor affect the quantum of parking available on the site, it follows that there are no highways, access or parking constraints to the proposed development.

Ecology and Biodiversity

- 6.12 The application is accompanied by a Preliminary Bat Roost Assessment prepared by Wenman Ecology (February 2026). This details that a survey was undertaken of the existing building, including an internal inspection of the two roof voids (the smaller roof void to which the proposed extension would connect, and the larger roof void across the remainder of the dwelling). That inspection revealed no evidence of bats in the smaller roof void, but found evidence (bat droppings) in the larger roof void.
- 6.13 Whilst in overall terms the Report concludes that there is a moderate potential for roosting bats in the building, given that the identified roost features are all associated with the larger roof void (which would be wholly unaffected by the proposed development) and not the smaller roof void to which the proposed extension would 'connect', the Report concludes that the proposals are highly unlikely to impact on bats, such that a European Protected Species mitigation licence would not be required. That being the case, bats (or the potential presence of bats) are not considered to be a constraint to the proposed development. Moreover, no other protected species would be affected by the scheme. Given such, there are no ecological limitations to the development.

- 6.14 In terms of biodiversity, householder development of the form proposed is exempt from the requirements of the Statutory Biodiversity Net Gain Condition (which seeks to otherwise ensure a 10% net gain in biodiversity is secured through development proposals). That being so, there are equally no constraints to the proposed development in this regard.

Sustainability

- 6.15 The proposed extension would be constructed in compliance with current Building Regulations and this, combined with the fact that the resultant dwelling would, in terms of layout and form, meet modern standards of occupation and continues to provide for future adaptability, ensures the scheme takes appropriate account of sustainability requirements.

7.0 Conclusions

7.1 This Planning and Design and Access Statement accompanies an application submitted to Reading Borough Council for full planning permission for the erection of a single storey rear extension to 4 Wincroft Road, Caversham, Berkshire.

7.2 Having regard to relevant Development Plan policies and advice in the Framework and Design Guide to House Extensions SPD the Statement demonstrates that:

- The proposals would be sensitive and sympathetic to the character and appearance of the existing property and the immediate area;
- The amenities of neighbouring residential properties would not be adversely affected by the proposed extensions;
- The scheme does not raise any issues in respect of site access or parking provision;
- That there are no constraints to the proposed development in terms of matters of ecology or biodiversity; and
- An appropriate approach would be taken to matters of sustainable construction and design.

7.3 Accordingly, it is concluded that the proposals would comply with the relevant policies of the Development Plan, together with the advice in the Framework and Design Guide to House Extension SPD.