



CPC Planning Consultants Limited, Unit 5 Clovelly Business Park, Clovelly Road, Southbourne, Chichester, PO10 8PW
01243 697707 • www.cpcplanningconsultants.co.uk

Planning and Heritage Statement

123 High St, Wargrave, Reading RG10 8DG

Introduction

This Planning and Heritage Statement is submitted on behalf of Mr. and Mrs. Burrows (the "Applicant") in support of a planning application for the erection of a pool house at 123 High St, Wargrave, Reading RG10 8DG. The statement has been prepared and submitted by CPC Planning Consultants Limited (the "Agent"). The purpose of this statement is to assess the proposal against relevant national and local planning policies, consider the impact on the historic environment, and to confirm that the proposed development should be granted planning permission.

The proposal aligns with the broader objective of allowing residents to modify and improve their homes, thereby enhancing their enjoyment and satisfaction with their properties. Such developments are vital as they encourage homeowners to stay in their current homes for longer periods, reducing the need for frequent relocations. This, in turn, helps to relieve pressure on the housing market by stabilizing demand for new housing stock.

Site Description

The property is located on High Street, within the village of Wargrave, and within a designated Conservation Area. The site is a private residential property comprising a two-storey detached dwelling set within a generous plot, with mature landscaping and a substantial garden to the rear. The existing house is not listed, but the surrounding area is characterized by a mix of historic and modern residential properties.

The property has undergone several recent developments, which include:

- **Application 202846** - Householder application for the proposed erection of a single-storey side/rear extension with 5 no. rooflights and changes to fenestration, following demolition of existing double garage. A single-storey extension to the conservatory and repositioning of

access gateway to the dwelling also to include an extended patio to the rear – **Approved 14/01/2021.**

- **Application 210299** - Householder application for the proposed erection of an outdoor swimming pool to the rear of the existing dwelling – **Approved 17/03/2021.**
- **Application 220217** - Householder application for the proposed erection of an overhanging roof to the existing conservatory to create a veranda – **Approved 29/03/2022.**

These previous approvals set a precedent for development at the site, demonstrating the property's capacity to accommodate extensions and alterations, including outdoor recreational facilities, without adversely affecting the character of the Conservation Area or the amenity of neighbouring properties.

Proposal

The proposal involves the erection of a single-storey pool house to the northeastern corner of the site. The pool house will serve as an ancillary structure, providing changing facilities, a sauna, W/C and shower room, a pump room and storage.

The pool house is to be sited immediately adjacent to the outdoor swimming pool that was permitted under planning application 210299.

The proposed pool house has a Gross Internal Area of 21.8 square meters and is screened from view by an existing 1.8-metre close-boarded timber fence and dense vegetation, ensuring it has minimal visual impact on the surrounding area. The structure rises to a maximum height of 3.3 metres and features a flat roof, contributing to its low-profile design. The building will be wrapped in stained vertical timber cladding, consistent with the materials used in previously approved extensions, ensuring a cohesive aesthetic with the main dwelling. The pool house also includes black aluminium doors, windows, parapet coping, and rainwater goods, all chosen to complement the contemporary design of the property.

Planning Policy Context

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and provides a framework within which local development plans are formulated. Key sections relevant to this application include:

- **Section 12: Achieving well-designed places** – The proposal has been designed to enhance the quality of the built environment by responding positively to local character and context.
- **Section 16: Conserving and enhancing the historic environment** – The proposed development has been carefully considered to ensure that it conserves and enhances the character and appearance of the Wargrave Conservation Area.

Wokingham Borough Core Strategy (2010)

The Wokingham Borough Core Strategy, adopted in 2010, provides the overarching strategic planning policies for the borough. Relevant policies include:

- **Policy CP1: Sustainable Development** – The proposed pool house is designed to meet the needs of the current and future residents of the property while respecting the surrounding environment and contributing to the overall sustainability of the site.
- **Policy CP3: General Principles for Development** – The proposal adheres to the principles of high-quality design, ensuring that the development is appropriate in scale and character, and respects the historic environment.
- **Policy CP9: Scale and Location of Development Proposals** – This policy identifies Wargrave as a settlement capable of accommodating modest levels of development, making the principle of this development acceptable within this context.

Managing Development Delivery Local Plan (2014)

The Managing Development Delivery Local Plan (MDD), adopted in 2014, provides more detailed policies that supplement the Core Strategy. Relevant policies include:

- **Policy CC01:** Presumption in Favour of Sustainable Development – This policy aligns with the principles of the NPPF and Core Strategy by promoting sustainable development. The proposed pool house supports the sustainable development of the site by enhancing its usability while respecting the character of the surrounding area.
- **Policy CC02:** Development Limits – The proposal is situated within the defined development limits for Wargrave, making it compliant with policies guiding development within these boundaries.
- **Policy CC04:** Sustainable Design and Construction – The proposal incorporates sustainable design principles, including the use of materials that complement the existing dwelling and enhance the long-term sustainability of the property.
- **Policy TB06:** Development of Private Residential Gardens – This policy emphasizes the need to protect the character of residential areas when developing within private gardens. The proposed pool house has been designed to maintain the open character of the garden area while enhancing the overall use and enjoyment of the property.
- **Policy TB24:** Heritage Assets – The proposal has been designed to preserve and enhance the character of the Wargrave Conservation Area, ensuring that the development is sympathetic to the surrounding historic environment. The use of appropriate materials and design features ensures that the pool house will not detract from the historic value of the area.

Wargrave Conservation Area Leaflet (1971)

The Wargrave Conservation Area Leaflet, published in 1971, outlines the special architectural and historic interest of the area. The leaflet highlights the need for careful consideration of new developments to ensure they are in keeping with the traditional character and appearance of the Conservation Area. The proposed pool house, situated to the rear of the property and designed with materials and forms sympathetic to the existing dwelling, is in line with these recommendations.

Planning and Heritage Considerations

Principle of Development

The site is located within the built-up area of Wargrave, a settlement identified in Policy CP9 of the Wokingham Borough Core Strategy as capable of accommodating modest levels of development. The

proposed pool house represents a modest and appropriate development within this context, as it is ancillary to the main dwelling and situated within the established garden area. The principle of the development is therefore considered acceptable.

Precedent from Previous Approvals

The design and materiality of the proposed pool house have been influenced by the approvals granted under previous applications for the site. As noted in the decision for application 202846, a contemporary approach to extensions was deemed acceptable due to the subservient nature of the proposed works and their minimal visual impact on the Conservation Area. Similarly, the pool house will use stained vertical timber cladding and black aluminium detailing, materials that have already been accepted in previous applications for their ability to complement the existing dwelling while providing a modern and cohesive aesthetic.

The design of the pool house is in line with the conclusions of the Officer Report, which supports the use of contemporary materials and architectural language in extensions and ancillary buildings at this property. The Officer's report from application 211007 specifically highlights that the contemporary architectural response was more appropriate than attempting to mimic traditional features, further reinforcing the acceptability of the proposed design.

Heritage Impact Assessment

The site lies within the Wargrave Conservation Area, an area recognized for its historic and architectural significance. The proposed pool house has been designed with sensitivity to the historic context, ensuring that it does not detract from the character and appearance of the area.

Impact on the Conservation Area

The proposed pool house is located to the northeastern corner of the site, away from the public realm, and will have a minimal impact on the street scene. It is screened by a 1.8-metre close-boarded timber fence and dense vegetation, further reducing its visibility. The design and materials have been chosen to complement the existing dwelling and the wider Conservation Area. The scale and massing of the pool house are subservient to the main dwelling, ensuring that it does not dominate the site or its surroundings.

Impact on Nearby Heritage Assets

There are several listed buildings within the vicinity of the site. However, due to the location of the proposed pool house within the rear garden and the intervening distance between the site and these heritage assets, it is considered that the proposal will not have a detrimental impact on the setting or significance of any listed buildings.

Design and Access Considerations

The proposed pool house has been designed to be fully accessible, with level thresholds and adequate circulation space. The layout has been carefully considered to provide a functional and aesthetically pleasing addition to the property. The design ensures that the pool house will be an attractive and well-integrated structure within the garden, enhancing the overall use of the outdoor space.

Conclusion

In conclusion, the proposed pool house at 123 High St, Wargrave, on behalf of Mr. and Mrs. Burrows, is a well-designed and appropriately scaled addition to the property. The proposal has been carefully considered in the context of both national and local planning policies, and it is concluded that the development will preserve and enhance the character of the Wargrave Conservation Area.

The proposal will have no adverse impact on the setting of nearby heritage assets, and it will contribute positively to the overall quality of the built environment. As such, it is respectfully requested that planning permission be granted for this development.