

Planning Statement

Applicant: Dominic de Vere

Site Address: 2 Spring Cottages, Charvil Lane, Sonning, RG4 6TL

Proposal: Demolition of three timber sheds and construction of a single garden room within the curtilage of a listed dwelling

1. Description of Development

This application seeks planning permission and listed building consent for the demolition of three existing timber sheds and the erection of a single garden room located at the far end of the residential garden. The structure is intended for incidental domestic use, such as storage and occasional workspace, and will not be separately occupied or used commercially.

2. Site and Context

The site is within the curtilage of a Grade II listed dwelling in the Parish of Sonning, Wokingham Borough. It is accessed via Charvil Lane and forms part of a pair of historic cottages with traditional materials and rural garden settings.

The proposed garden room will be sited at the far end of the plot and accessed on foot via the lawn and existing garden paths. There is no vehicular access to the proposed structure.

3. Design and Materials

The proposed garden room has been designed to reflect the architectural character of the main dwelling. Key elements include:

- Red brick and timber-framed walls
- A clay tiled pitched roof
- Timber-framed windows and doors in traditional proportions

The design ensures the building remains subservient in scale and complementary in appearance. It replaces three mismatched sheds, improving the overall visual coherence of the site.

4. Planning Policy Compliance

The proposal accords with relevant national and local planning policies, including:

- **National Planning Policy Framework (NPPF):**

- Paragraph 130 (Good design)
- Paragraphs 199–202 (Conserving heritage assets)
- **Wokingham Borough Council Core Strategy and MDD Local Plan:**
 - Policies CP1, CP3 and CP11 (Sustainable development, design and countryside)
 - Policy TB24 (Heritage assets)

The development:

- Respects the listed building's setting
- Enhances visual amenity by replacing lower-quality outbuildings
- Maintains the garden's open character
- Does not result in any material harm to residential or heritage interests
- Would be allowed under permitted development, if the property were not constrained by being listed and in a conservation area.

5. Access and Parking

The garden room will be accessed via existing footpaths. No changes are proposed to parking, access, or vehicle movement. The development will not generate additional demand for parking.

6. Conclusion

This modest and sensitively designed proposal will improve the character of the site by replacing unsightly sheds with a high-quality garden structure that complements the listed building. It complies with the NPPF and Wokingham Borough Council's planning policies and should be supported as a sustainable and appropriate form of development.