



KOSMA RYBAK

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Via Planning Portal
Wokingham Borough Council
Development Management
Civic Offices, Shute End
Wokingham
RG40 1BN

24th January 2025

Dear Sir/ Madam

**Re: Householder Planning Application for an Outbuilding within the rear garden of
63 Grover Avenue, Wokingham RG41 1BP.**

The applicant has instructed Kosma Rybak Ltd to submit a Householder Planning Application at the above property.

Permission is sought for the outbuilding to be used as a family garden room, home office and gym.

Site Description

The subject site comprises a two-storey semi-detached house on the eastern side of Grover Avenue. The site is accessible from the front and is surrounded by similar buildings.

Note: The application site forms part of a wider development that is currently partially under construction. The current state of the development may differ from the OS mapping system, which may be subject to future revisions. For the avoidance of doubt, please see the attached photographs drawing P10.

Application

The online application comprises of the following documents:

- Application Form
- P01 Site Location Plan
- P02 Existing Site Block Plan
- P03 Proposed Site Block Plan
- P04 Outbuilding Layout Plan
- P05 Outbuilding Roof Plan
- P06 Proposed Site Plan with Sun Path
- P07 Outbuilding Elevations
- P08 Outbuilding Perspectives
- P09 Existing and Proposed Garden Perspectives
- P10 Existing Site Photographs
- P11 Parking Provision Details
- Covering Letter
- 63 Grover Biodiversity Survey and Report exemption
- CIL form
- Fee for sum of £322 plus service charge paid online.

Evaluation of application

1) Purpose incidental to the enjoyment of the dwellinghouse.

The outbuilding is to be erected as a family room, home office and gym.

In planning terms, the term "incidental" refers to something that is secondary or subordinate to the primary use or purpose of a development. It implies that the activity or feature in question is not the main intention or focus of the development but rather accompanies it as a natural consequence or accessory.

In the context of planning regulations such as the General Permitted Development Order (GPDO), the term "incidental" is often used to specify limitations or conditions on certain types of development. For example, a regulation might allow certain alterations or extensions to a building as long as they are "incidental" to the main use of the building and do not significantly change its character or purpose.

In practical terms, whether something is considered incidental in a planning context can depend on factors such as scale, intensity, and relationship to the primary use or purpose of the development. Overall, the use of a garden room as incidental to the main house enhances the residential experience by offering a dedicated space for working from home while adding value and versatility to the property.

2) Height and scale of the outbuilding

The proposed outbuilding height is 2.5m, which is in line with GPDO criteria. The design aims to minimize visual intrusion and overbearing effects. There are no anticipated adverse impacts on neighbours' privacy, daylight, or sunlight access.

3) Conclusion

Positioned appropriately within the property boundaries and maintaining a reasonable distance from adjacent structures, the outbuilding does not have any adverse impact on them. Furthermore, its location ensures that it neither encroaches upon nor negatively affects the surrounding properties, thereby preserving neighbourhood harmony.

Based on the aforementioned points, the applicant asserts that planning permission should be granted.

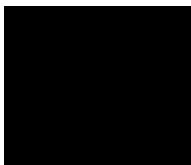
Summary

This is an important matter for the applicant, and we would therefore be grateful to maintain a dialogue with you throughout the processing of this application.

We trust the enclosed is satisfactory to enable you to validate the application. If additional information is required, please do not hesitate to contact us.

Thank you for your assistance on this matter.

Yours faithfully



Kosma Rybak, Architect ARB

Director
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