

# PLANNING STATEMENT



**Moyle House, Fleet Hill,  
Finchampstead. RG40 4LJ.**



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On behalf of:

**Mr & Mrs. Tennent.**

November 2025

# **PLANNING STATEMENT**

**Moyle House, Fleet Hill, Finchampstead. RG40 4LJ.**

**Householder extensions – Side two storey, roof lift, and rear & front and single storey to existing dwelling with replacement garage.  
(Use Class C3).**

**Mr & Mrs. Tennent.**

**DATE ISSUED:** 03/11/2025

**JOB NUMBER:** ABP/0675

**PREPARED and  
APPROVED BY:**

Andrew Beard MRTPI      **Consultant**

**Andrew Beard Planning  
(ABP)**



## **CONTENTS**

|                                     |    |
|-------------------------------------|----|
| 1. Introduction                     | 1  |
| 2. Site Location & Description      | 3  |
| 3. Site History and Planning Policy | 8  |
| 4. Proposal                         | 13 |
| 5. Key Issues and Justification     | 21 |
| 6. Conclusions                      | 41 |



## 1. INTRODUCTION

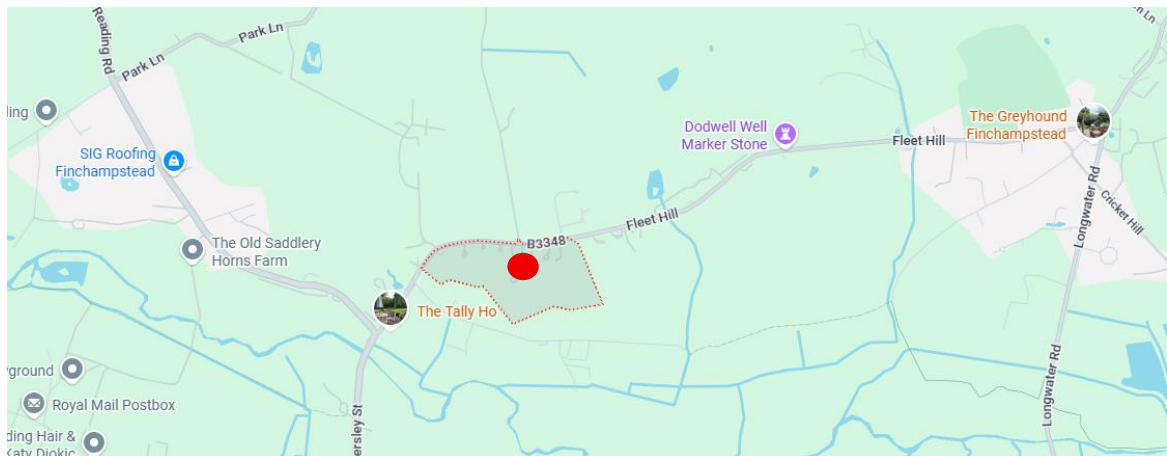
- 1.1. This Planning Statement has been prepared to support an application to add extensions to the existing dwelling house known as Moyle House, which is a large detached house in substantial grounds (use Class C3).
- 1.2. The proposal is to lift the roof line to create a full two storey of suitable and useable head height; add two storey side extensions, and a front realignment and rear single storey extension and replace the garage.
- 1.3. The dwelling is set back from the road, with two entrance gates and is screened by substantial front mature tree planting making it barely visible from the road.
- 1.4. It is a detached property in a linear row of similarly large properties along Fleet Hill.
- 1.5. The application is submitted via Planning Portal ref – **PP-14438777**
- 1.6. As a householder extension application, the fee is £613 via Portal.
- 1.7. The application comprises –
  - Application forms (Portal)
  - Planning Statement Report (ABP/0675)
  - Site Location Plan (Portal)
  - 884-01                      Existing plans and elevations
  - 884-02A                    Proposed Ground floor plan
  - 884-03A                    Proposed First & Second floor plans
  - 884-04                    Proposed Elevations & Section
  - 884-05                    Site Plan & New Garage details
  - Tree Report (AIA)        Argenta October 2025
  - Bay surveys                Dr. J Denton September 2025

1.8 The application site location is set out below.



## 2. SITE LOCATION & DESCRIPTION

- 2.1 The site is on the B3348 Fleet Hill, but set well back from the highway and although being a very large detached house is hardly visible from the frontage.



- 2.2 The character of the area is very large houses set in large grounds well back from the road off long driveways, with extensive screening along the road.



Front (Existing)



Front (Existing)



Front (Existing)



Side (Existing)



Rear (Existing)



Rear (existing)



Rear (Existing)



Wider rear side view (Existing)



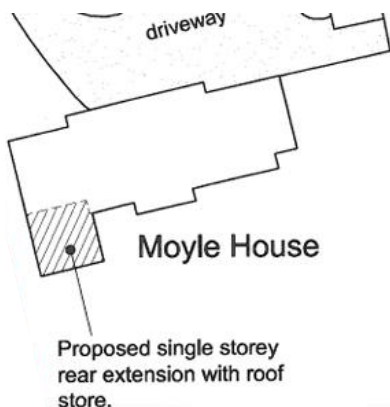
Side (Existing)

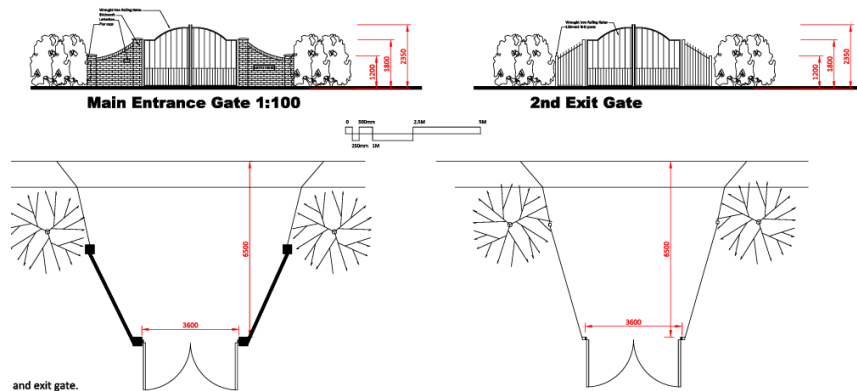


Existing view from house/garage to road (entrance drive)

### 3. SITE HISTORY.

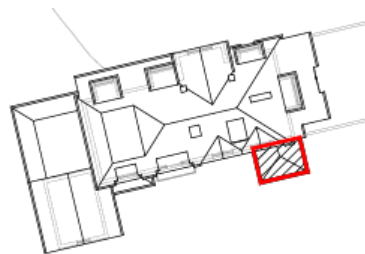
- 3.1 The history in relation to previous applications at Moyle House are set out below.
- 3.2 The original property is of Edwardian character dating back to pre-1948 and the introduction of planning.

| Application No.                                                                     | Description                                                                                                 | Decision & Date                |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------|
| <b>35105</b>                                                                        | Unknown details pre 1998                                                                                    | Pre 1998                       |
| <b>981398</b>                                                                       | Proposed Two Storey Side Extension To Dwelling And Attached Double Garage.<br><br><i>No details on line</i> | Approved 27/03/1998<br>(Built) |
| <b>151426</b>                                                                       | Proposed erection of single storey rear extension with roof space store.                                    | Approved 29/04/2015<br>(Built) |
|  |                                                                                                             |                                |
| <b>170984</b>                                                                       | Householder application for the proposed erection of a main entrance gate and 2nd exit gate.                | Approved 25/05/2017            |



**241939**

Householder application for proposed  
erection of a single storey rear extension. Approved 4/09/2024



Moyle House



1:200 Proposed Rear Elevation

3.3 There have been ongoing minor household improvements in the past, but none of these have resolved the internal issues of low head heights, step changes between rooms and also very steep gradient staircases.

3.4 The existing elevations are set out below



EXISTING FRONT ELEVATION





#### 4. PLANNING POLICY.

4.1 The site is located outside of development limits Policy CP5 and therefore subject to assessment under **Policy CP11** of the Core Strategy. Policy CP11 does not permit development outside of development limits unless it falls within the following exemption criteria:

1. It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and

2. It does not lead to excessive encroachment or expansion of development away from the original buildings; and

3. It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or

**4. In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;**

5. In the case of replacement dwellings the proposal must:

(i) Bring about environmental improvements; or

(ii) Not result in inappropriate increases in the scale, form or footprint of the original building.

6. Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;

7. Affordable housing on rural exception sites in line with CP9.

4.2 Criterion 4 is relevant in this instance.

4.3 There is an adopted Finchampstead Neighbourhood Development Plan 2023

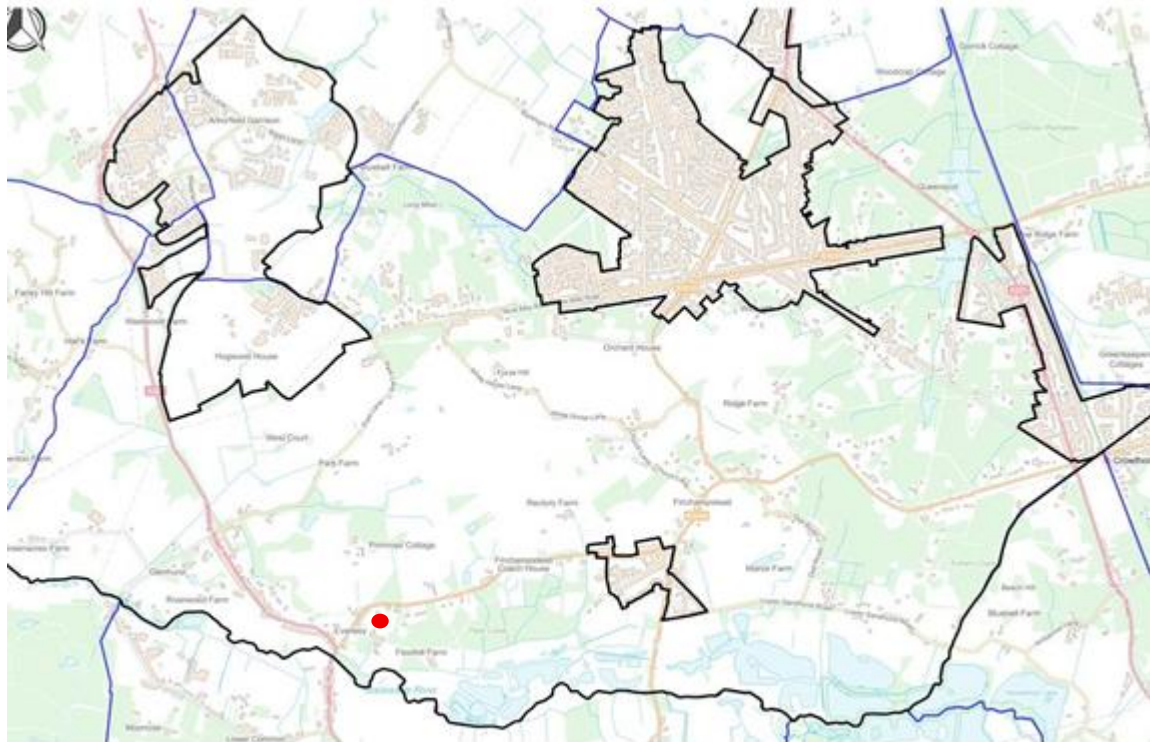


Figure 15 - Development Locations

- 4.4 The site is undesignated in the countryside reflecting the Local Plan.
- 4.5 There are no specific policies in the NP regarding householder schemes.
- 4.6 The site is outside the Fleet Copse wildlife site and is a residential curtilage.



- 4.7 The final context is the SPD Borough Design Guide June 2012.

## 5. PROPOSAL.

- 5.1 The application is for a range of extensions – (i) a lifting of the eaves height, to create two full storeys (ii) a front projection squaring off (iii) right hand side two storey extension replacing garage (iv) a left hand side two storey extension, (v) a rear single storey extension and (vi) replacement garage.



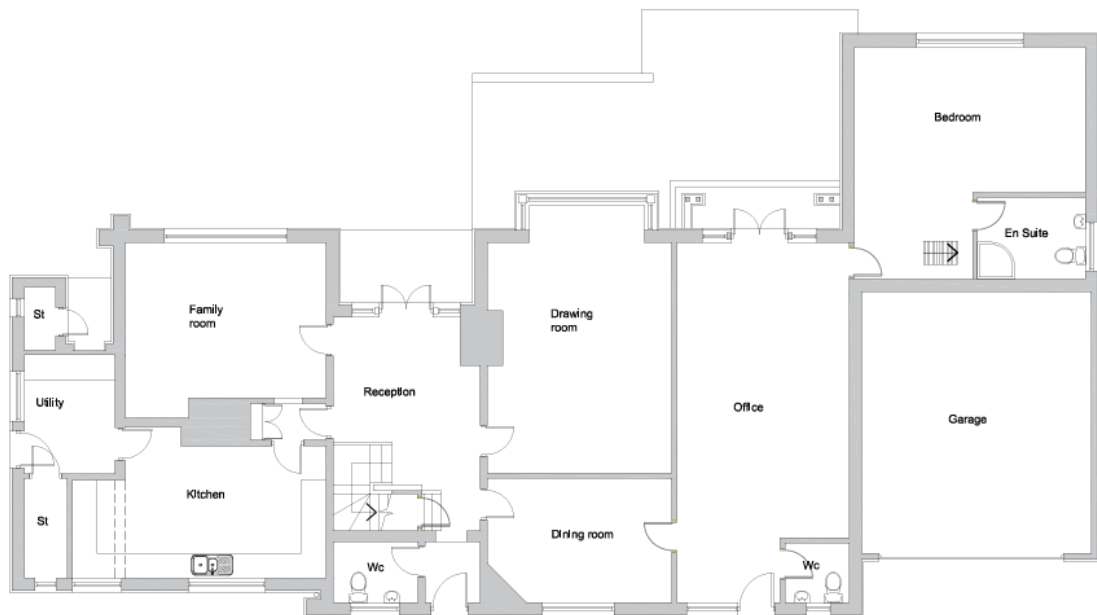
**PROPOSED site plan**



**EXISTING front elevation**



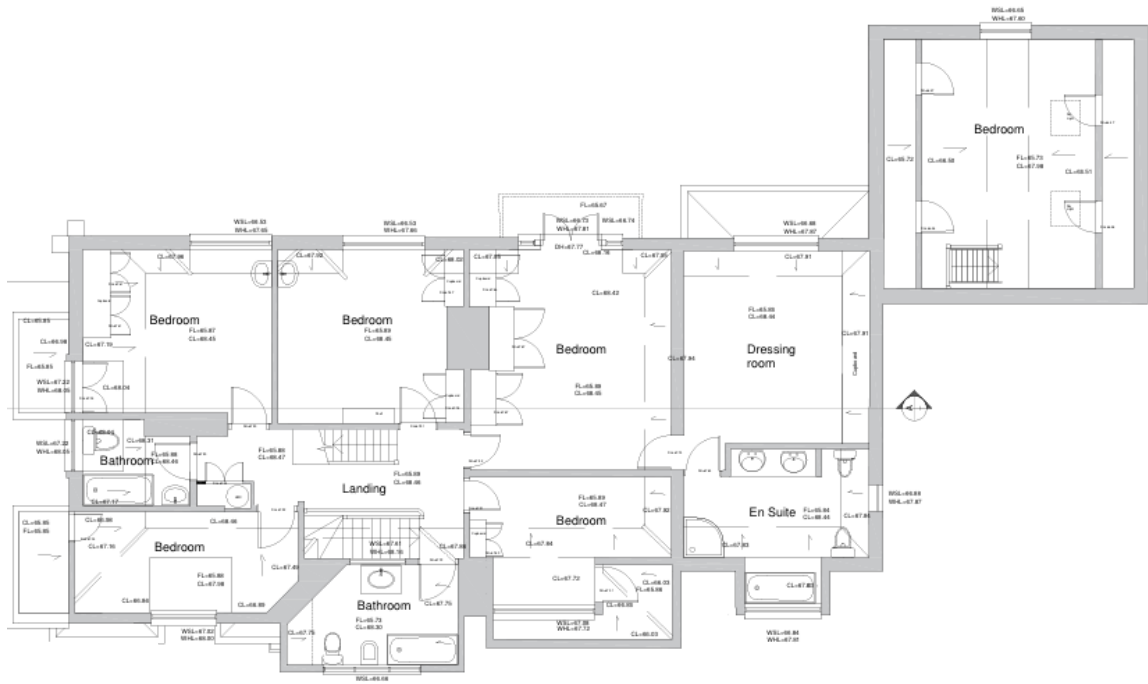
**PROPOSED front elevation**



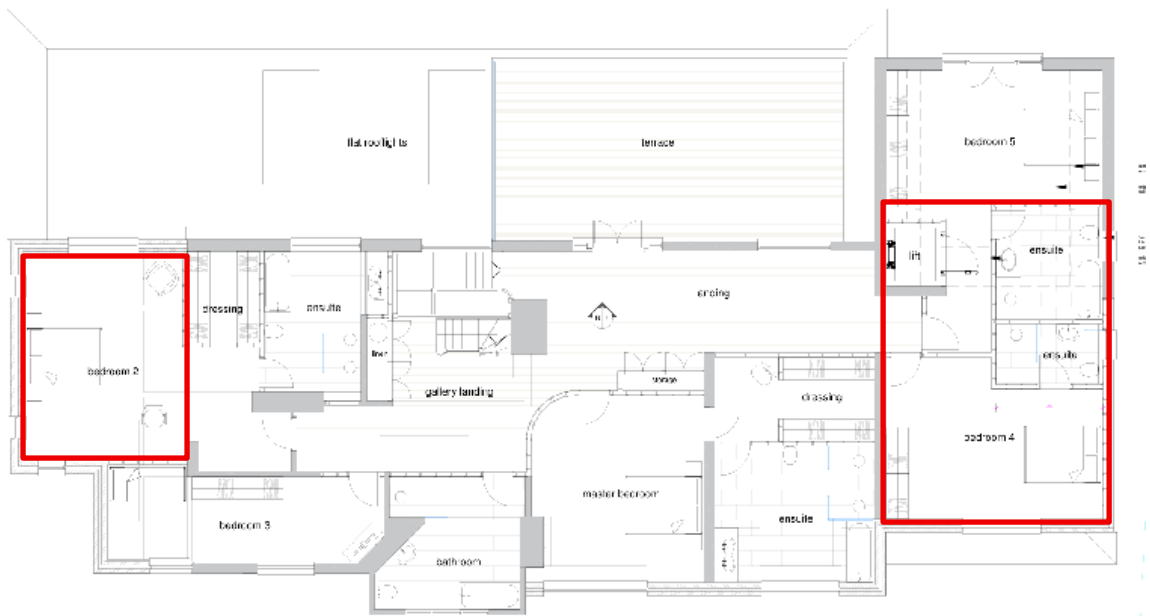
**EXISTING ground floor**



**PROPOSED ground floor**



**EXISTING first floor**



**PROPOSED first floor**



**EXISTING rear elevation**



**PROPOSED rear elevation**



**EXISTING side elevation**



**PROPOSED side elevation**

The character and form is retained .



**EXISTING side elevation**

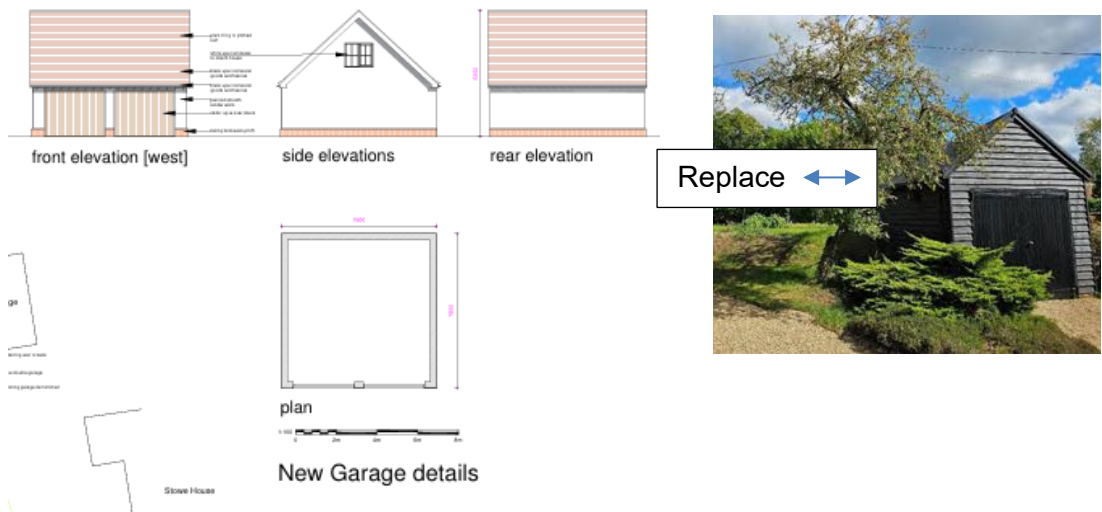


**PROPOSED side elevation**

The site area is 7880m<sup>2</sup> = 0.8 Ha

GIA not including the detached garages a replacement garage is proposed, no net gain.

| Existing Floor areas | m <sup>2</sup> | Total        |
|----------------------|----------------|--------------|
| Ground               | 240.7          |              |
| First                | 184.5          |              |
| Second               | 30.0           | <b>455.2</b> |
| Proposed Floor areas |                |              |
| Ground               | 392.2          |              |
| First                | 253.5          |              |
| Second               | 32.2           | <b>677.9</b> |



- 5.2 The existing wooden garage is not fit for purpose and cannot fit a car and thus needs replacing with a new sensible garage in relation to the size of overall property.
- 5.3 The overall increase of the proposed scheme is 67% but part of that has already been approved at the rear (2024 - 241939).

## 6. KEY ISSUES & JUSTIFICATION

### **Is the principle of the scheme acceptable?**

- 6.1 The site is in the countryside outside of development limits, but extensions are acceptable forms of development under policy CC11 (4) - subject to – *“In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;”*
- 6.2 The objective of town planning to deliver environmental improvement and these proposals will enhance the overall form and appearance of the dwelling albeit larger.

### **Is there a need for the extensions?**

- 6.3 The original Edwardian home has now a range of serious inherent problems that the new occupiers are seeking to resolve. These comprise –

#### ***Poor head heights within the upper floor areas***

*(Many further photographs can be provided if requested, sample below)*



***Steep gradient of all 3 staircases that are not fit to standard.***



- 6.4 All three existing staircases on the property do not meet existing building regulations and are health and safety issues and need replacing. See below photos and comments from previous chartered building surveyors survey report, which contributed to a previous buyer withdrawing.

The spindles on the balustrade are spaced at distances greater than 100mm, this does not comply with current Building Regulation standards, small children could fit between the spindles. [REDACTED] recommend additional spindles are inserted or the spindle design is altered to prevent any falls from height.



*Figure 28: Spindles on balustrades too far apart.*

The separate staircases leading into the original loft space and the loft space of the two-storey side extension set to the rear of the garage do not comply with current building regulation standards, as the treads are too short, which could result in slips or falls by occupants or visitors to the property. The staircases are in structurally sound condition, but for safety purposes we recommend the prospective purchaser considers renewing the staircases in the future for complaint staircases, but this may require alterations to the internal layouts due to the increased size of modern staircases with longer treads.

***Narrow passages, openings / Uneven stepped heights between rooms***

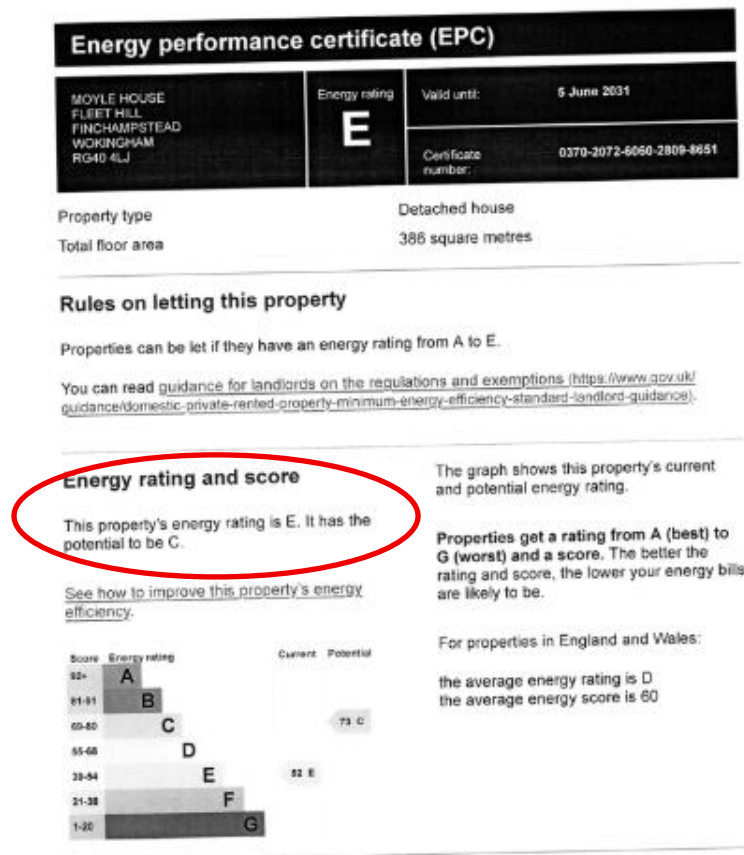


- 6.5 The property is very difficult to access for disabled persons, with narrow entrance hall and numerous internal ground floor steps/different floor levels, including one step just inside the front door and from the hall into the kitchen as shown in the photos above.
- 6.6 The new proposed scheme would have no entrance threshold or steps internal on ground floor, and will have a wide Wheel chair sized front door. Also, the downstairs toilet will be wide enough for Disability access. A lift is also included to allow disabled access to the first floor; this follows inclusive accessibility good practice guidance.

***Poor flat roof areas***



## Low EPC rating of dwelling – rating E



## Issues with the loft

(extract below from chartered building surveyor report)

The conversion of the roof space does not appear to comply with current building regulation standards. There are slopes in the floor of the converted roof space, indicating the previous ceiling joists may have been used to form the floor structure and are undersized. Additionally, the levels of insulation to the habitable room/storage space in the loft cannot be fully determined, but it appears only minor levels of mineral wool insulation have been inserted between joists.

- 6.7 In order to resolve these issues a more comprehensive approach is required to deliver a full core of two storey accommodation with suitable ceiling heights and allow new stairs to be inserted and create a level through accessible use of all rooms. Also, the scheme will allow the introduction of double glazed new windows, and improved proper modern insulation.



- 6.8 The enlargement can however still retain the overall character of the host dwelling.

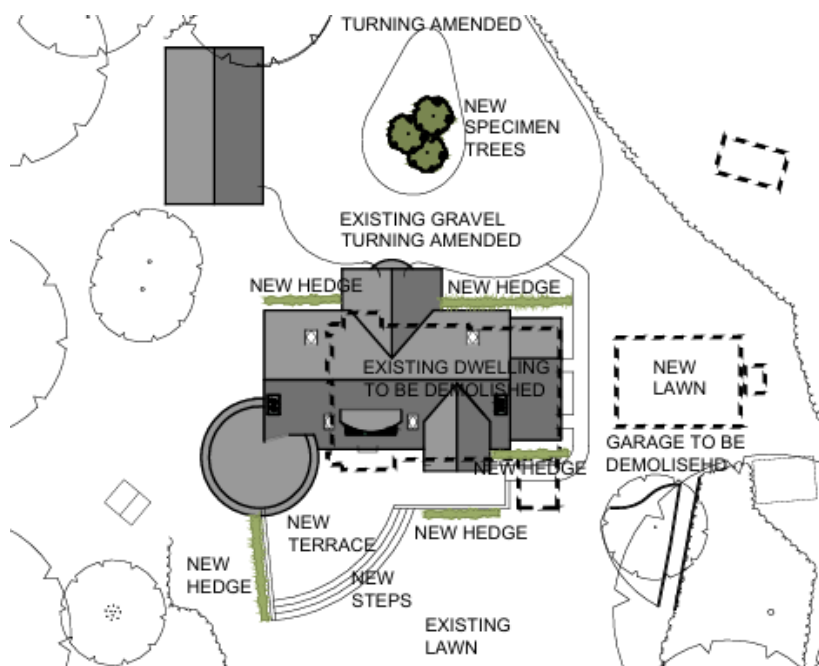
**Is the scale of the extensions acceptable?**

- 6.9 Policy seeks to avoid inappropriate increases in scale, but in this instance the enlargement is approximately 60% on existing which is not considered excessive.
- 6.10 Indeed, the bulk of the increase already sits within existing footprint and garden patios, it does not increase the overall footprint.
- 6.11 The form of the house remains the same character although enlarged.
- 6.12 It is also relevant that the house cannot be seen from the highway given the set back and mature planting.
- 6.13 The increase in scale is also wholly appropriate in terms of the plot curtilage it sits within.
- 6.14 The policy does not set out any guidance on % increases that are considered acceptable but there are numerous examples in other authorities where 50% is allowable even in green belt. Stafford allows up to 70% extensions in out of settlement locations. The Design Guide SPD also does not set out a guidance %. However, a previous appeal (APP/X0360/A/08/2086696) stated that an **arithmetical approach** should not be the sole measure of impact and it is considered that in the **context of development in the area**,
- 6.15 In context, the neighbour to the left had permission for a very large new house in 2018 (Pyghtle) reference 18/990, which has been built (details below with plan extracts).
- 6.16 The urban design officer response (extract below) at that time was to agree to large houses in large plots, but with an emphasis on elevations being broken up, which is achieved in this scheme.

Yes, I agree. This is a large replacement house within a substantial plot. I've not been to site or seen photos, but the existing house elevations don't appear that special so it's loss doesn't raise any serious concerns. The massing of the replacement building is broken up, the 'turret' adds interest and the extensive glazing on the south elevation is quite sensible I think.

I notice the materials are stone and render for the walls. It may be worth asking for more details of the stone (type/bonding pattern etc) - the old maps indicate this site is within a former gravel pit and a similar stone to the local one would provide a positive link with the area.

6.17 The block plan shows the considerable increase beyond existing approved.



Neighbouring planning granted 2018 (Pyghtle) application 18/990.



Pyghtle neighbours existing prior to approval above

- 6.18 In terms of scale and context our scheme (as below) is comparable but delivers a continuation of traditional design and does not ‘read’ as a three storey dwelling, as the dormer is minor within a clear roof form of a two storey dwelling.



Proposed Elevation (Moyle House)

- 6.19 The assessment of Pyghtle (neighbours’ scheme 18/990 in 2018) concluded in the officers’ report –

“It is acknowledged that the replacement dwelling would be larger in terms of footprint, bulk and scale.

Specifically, the proposed dwelling would represent an increase in **footprint** of **68%** (including demolition of the old garage and its replacement).

In terms of bulk and scale, the main **central portion** of the house would be approximately the same width, depth and height as the existing house, with the **addition of a single storey side section, turret and front and rear gabled sections consisting the majority of the increase in bulk.**

While the proposal would result in an increased size, scale and footprint, it needs to be considered if this would be inappropriate in its **context**.

Fleet Hill consists of properties of mixed style and form, generally relatively large and set within large plots.

The application property benefits from an extremely large plot and the current house enjoys a position set well back from the road and within extensive landscaped gardens and woodland.

Considering the design of the house, with the width bulk and scale of the central portion being similar to that of the existing dwelling, with additional subservient sections and character of the context, it is not considered that the proposal would not lead to an inappropriate increase in scale, form or footprint and is therefore in accordance with CP11 and is acceptable in principle.” *(my emphasis)*

- 6.20 Other examples include Constant Springs (application reference F/2013/2354), where 116% was approved against 50% guidance for replacement dwellings on the basis of context –

*Officer report extract 2014 -*

The existing dwelling is a bungalow and the proposed dwelling is at two storey level. Whilst there will not be a large increase in the footprint, the volume increase will be 116% when compared to the existing dwelling. It is acknowledged that this is well above the 50% guidance. Countryside policy is restrictive in terms of increases in bulk and mass, although equally the proposals should be assessed with respect to the constraints of the site and with respect to surrounding properties.

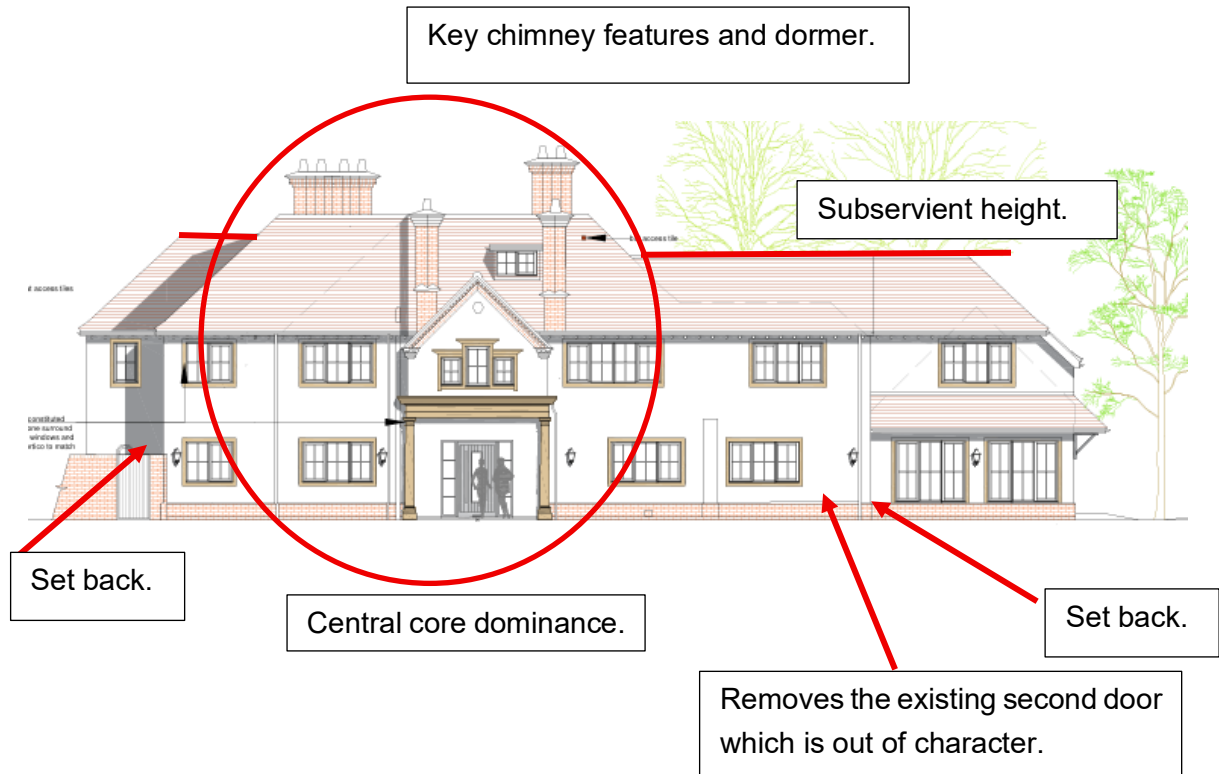
The applicant refers to a number of large houses in the area that are either replacement dwellings or have been significantly extended, including Sweet Orchard, Stowe Cottage and Bidden Barn. Whilst all being large properties, the existence of these in themselves is not enough to justify the proposed replacement dwelling if the proposals were judged to be harmful.

With respect to the specifics of this site, the proposal is not adjudged to be harmful. The character of the road is verdant and tree-lined. The surrounding dwelling styles are mixed, although predominantly the surroundings are characterised by two storey dwellings set within spacious plots.

- 6.21 In the case of Moyle House, the same context case applies, it is currently a large existing house in very large gardens, the increase in volume is around 60% but the footprint is only marginally increased, retaining its core presence and location on the site. It is set well back with substantial mature tree planting to the front.
- 6.22 The increase in size, scale, mass and bulk is therefore wholly appropriate and combines with the needed improvements to increase energy performance, disability access and rectification of building regulations defects.

#### **What are the key design features?**

- 6.23 The proposed extensions ensure that the core central features of the host dwelling are retained, with the front entrance, chimneys and central ridge height.
- 6.24 The scheme gives a sense of proportion with subservient side elements.



Subservient rear extensions / core dominance retained.

**Will the scheme maintain and enhance character?**

6.25 The existing dwelling is of traditional design and is typical of the character of the area, being large, pitched roofed and set within a very spacious plot.

- 6.26 The dwelling does not attract views from the road or any other significant views from outside the site, it being heavily wooded outside the landscaped gardens.
- 6.27 The extensions seek to maintain the traditional character of the house; whilst the rear more modern extension is recessive and subservient as single storey with a flat roof that retains the upper floor traditional features in prominence.
- 6.28 The materials proposed will fully match the existing dwelling.
- 6.29 The existing windows are not only poor in condition, but have previously created insertions that no longer give a uniformity of detail. This disrupts the rhythm of the front elevation. The new scheme will replace and deliver full continuity.



- 6.30 The house continues to relate to the landscape in the same way, within the surrounding gardens and set against a backdrop of trees. While the overall height and scale of the central section of the house would remain similar and the imposing appearance would be maintained, interest has been added in the form of subservient additions.
- 6.31 Lastly, the house would remain in a secluded location and set back significantly from any road, reducing its impact on the character of the area. Reference should be made to paragraph 127 of the NPPF, which states that developments should be sympathetic to local character and history, including the surrounding built environment and landscape setting, however should not prevent or discourage appropriate innovation or change. Some change is occurring in the surrounding area, with new more modern houses being approved at nearby 'Constant Spring' and 'Pyghle'.
- 6.32 Overall, it is considered that the proposal would have an acceptable impact on the character of the area and is therefore acceptable.

**Will the extensions impact on the amenity of adjoining neighbours?**

- 6.33 Due to the size of the site and the separation distances between the extension and the surrounding residential properties, there are no neighbouring amenity concerns.



- 6.34 The boundaries are well planted and there is large separations between the dwellings. There is also a height level change with Stowe House set higher.
- 6.35 There is no view between Pyghtle and Moyle House and extension is set furthest away from the nearest neighbours to the south and west. As a single storey structure there will be no adverse harm in terms of – overbearingness, light, privacy etc.



Existing side elevation to Stowe

House



Distance to Stowe House from

upper floor



View from ground level



Typical boundary planting.

**Is the amenity of the host property acceptable?**

- 6.36 The extensions are contained within the existing patio and core areas directly around the house, and the very large long spacious front and rear gardens are fully retained giving ample amenity for the occupiers.



Large front and rear grass gardens retained

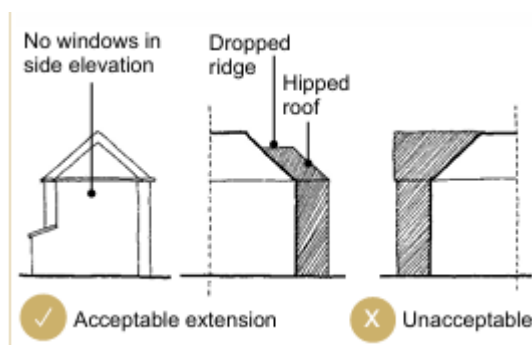


Substantial amenity space retained, complies with 11m.

- 6.37 The proposal would be sufficiently distanced from all neighbouring properties as to avoid harmful overbearing, overlooking and loss of light impacts.

**Conclusion and design summary in relation to SPD guide.**

- 6.38 The extensions retain character as the house retains its existing identify, form and style. They respond to context (CP3)
- 6.39 It adds to the diversity of large detached houses in substantial grounds along Fleet Hill.(CP1, CP14)
- 6.40 The extensions are not overly dominant and to large in scale. (CP11)
- 6.41 The extensions relate well to neighbours (CP3)
- 6.42 The scheme fully complies with SPD R23: Alterations and extensions to buildings by
- being well designed;
  - responding positively to the original building;
  - contributing positively to the local character; and
  - relating well to neighbouring properties.
- 6.43 The extensions are in compliance with SPD Page 55 – *“alterations or extensions should be clearly **subservient to the form and scale or the original building** in most situations, although there may be exceptions where it is more appropriate to design a seamless continuation;”*
- “the design of the proposed extension must be well considered and should **complement the existing building**, either by adopting its style, or by a carefully considered contrast;”*
- “the roof form of the extension should take its form from the main building”*



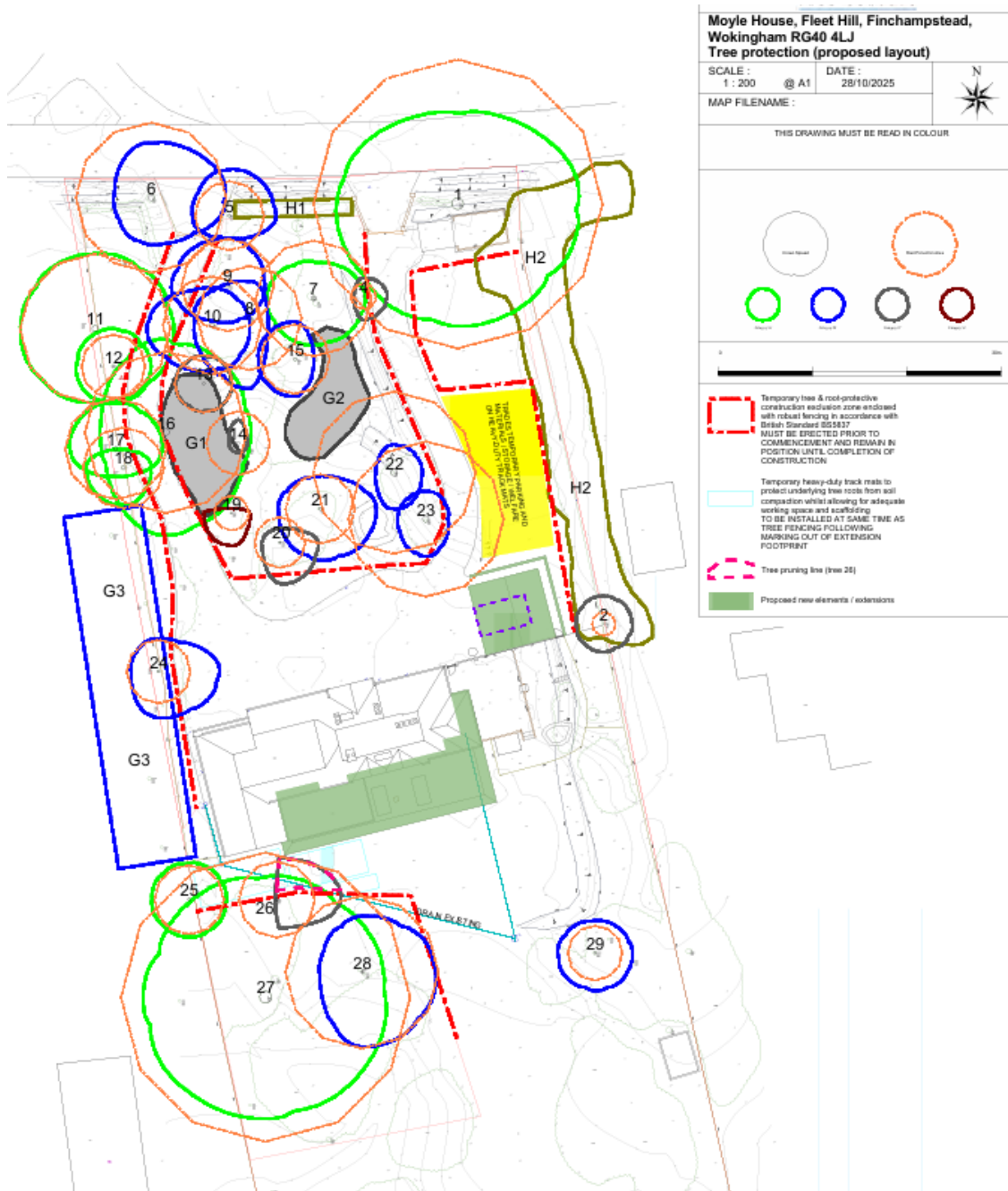
### **Is the proposal acceptable in transport terms?**

- 6.44 The increase in property does not reduce the driveway and parking spaces. The existing garage to the side is to be replaced from a single to double garage more appropriate and in character with the size of house and plot. In all well over 6 cars can be comfortably accommodated in front of the house.
- 6.45 The house has a two gated driveway which allow and in and out system and the front boundary set back from the road will be improved with a new 1.2m high brick wall, not visible from the highway.

### **Is the scheme acceptable in terms of trees and bats?**

- 6.46 The application is supported by a September full tree survey and report. One small tree is to be removed and one small tree requires pruning for access.
- 6.47 There is to be no new construction in tree root protection areas (RPA) of trees to be retained. The issues of sunlight, shading and dominance of trees will remain the same as with the existing layout.
- 6.48 It is feasible to implement the proposed development with little or no harm to existing trees. The trees that may be vulnerable to harm from construction operations, materials storage and movement of plant and machinery can be protected from harm by robust physical protection measures.
- 6.49 The results of the tree survey are 29 individual trees, 3 groups of trees, and 2 hedges were recorded. Individual trees are listed in the tree survey schedule with

given sequential numbers 1 to 29. The groups of trees are identified as G1 to G3, and the hedges as H1 and H2. Tree and hedge locations are shown on the tree constraints & removals plan. Only the trees to be retained as part of the development are shown on the tree protection plan. Some trees alongside the western boundary are located outside the application site.



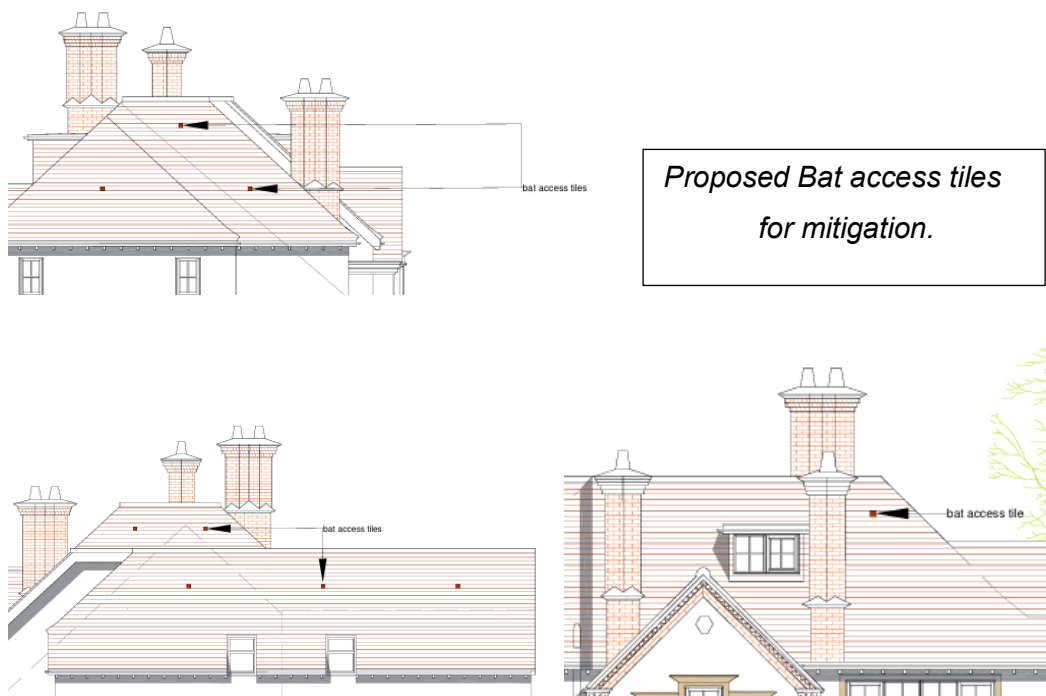
6.50 The proposal is in a wooded site, especially towards the front, rear and edges which will all be protected and soften and enclose the enlarged house into its setting.

- 6.51 In relation to ecology, phase 2 bat surveys were undertaken on the evening of 8<sup>th</sup> August 2025 which was clear, calm and very mild with minimum temperature of 16°C. Common Pipistrelles emerged from 5 places (Three singletons from roof tiles, two from opening on valley eaves and a singleton from balcony eaves).
- 6.52 The evening of 29<sup>th</sup> August 2025 was clear calm and very mild. Four pipistrelles emerged from the west hip (two of which were common pipistrelles and two which didn't echolocate and remained unidentified).
- 6.53 The evening of 19<sup>th</sup> September 2025 was clear calm and very mild. No bats emerged from the property and activity was moderate with 1-2 common pipistrelles foraging continuously mainly to south of property joined at times by a soprano pipistrelle.
- 6.54 Full mitigation has been included in the proposed scheme, with bat entries included in the new roof. The full mitigation strategy stipulates that prior to any works a range of bat boxes must be established on site within the grounds of house. These provide alternative roosting habitat throughout the year for the species which have been recorded utilising the building.
- 6.55 An Improved Cavity Bat Box (shown in figure 3 below) should also be established on the western gable. These are suitable for the smaller British bats, including pipistrelles.



*Figure 3: The improved cavity box to be established on site*

- 6.56 The siting of bat boxes is important, bat boxes are best located, and have the best rate of occupancy, when they are situated within or adjacent to bat-friendly features, such as hedgerows or woodland, providing connectivity to the wider landscape. The bat boxes should be situated where they are sheltered from strong winds, and should be exposed to the sun for most of the day, therefore southern aspects are favourable. Bat boxes should be hung as high as possible, preferably around 5m high, although lower boxes may also be used by brown long-eared bats.
- 6.57 The redeveloped dwelling will incorporate integral roost spaces accessed via openings in the tiling on the southern elevations as shown below.



- 6.58 A Natural England licence must be applied for prior to any works on the building. The NE licence will document all of the working practises and the mitigation methods ensuring that works are undertaken.
- 6.59 All initial works, including removal of hanging tiles, roof tiles and felt, will have to occur under the supervision of an ecologist. It is considered that the working practises and timings recommended that the favourable conservation status of bats will not be impacted upon and the ecological functionality of the roosts will be retained



## **7 CONCLUSIONS**

- 7.1 The proposed extensions are wholly appropriate in scale, size and mass in relation the existing dwelling and substantial plot.
- 7.2 The increase is proportionate in context and retains the overall character of the dwelling.
- 7.3 The extensions follow the guidance principles of ensuring the dominance of the host frontage and adding subservient extensions to the side and rear.
- 7.4 The proposals therefore are acceptable in principle in terms of Policy CP11.
- 7.5 The scheme also does not result in inappropriate increases in the scale, form or footprint of the original building as set out in this report.