



**New boundary fence and change of use of
amenity land to residential garden**

**14 Snowdrop Grove, Winnersh, Wokingham,
RG41 5UP**

Planning Statement

Introduction

Studio Charrette has been commissioned to prepare a planning application for full planning permission for a new boundary fence and change of use of amenity land to residential garden to the side of 14 Snowdrop Grove, Winnersh, Wokingham, RG41 5UP.

This application is supported by the following documents:

- Planning application form;
- Correct fee;
- Planning Statement (this document);
- Site location plan;
- Existing plans and elevations;
- Proposed plans and elevations.

Figure 1: Site location plan



Application Site

14 Snowdrop Grove is a 2-storey detached property on a corner plot. To the side there is a large open front garden with a hedge to the rear creating the boundary to the rear garden and to the neighbouring property. There is a driveway and garage to the front of the property, along with another area of open landscaping.

The surrounding street comprises properties of a similar style and appearance. The properties have open boundaries to the front, however some properties have enclosed the side gardens.

The property is not a listed building and it is not in a conservation area.

Figure 2: Site photo



Planning History:

There is one previous planning application registered for the property:

F/1999/70615- Proposed First Floor Side Extension To Dwelling. Approved in 1999.

There are no planning conditions or obligations on the site that would preclude the proposed development.

There will be no change to the front of the property as part of the proposal, and there will be no change to access or parking arrangements for the property.



The open character of the front of the property will be retained. The proposal will just result in the enclosure of the large area of garden space to the side of the property and the provision of privacy for residents using this area.

Relevant Policy

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Policies:

National Planning Policy Framework (NPPF)

National Planning Practice Guidance

Adopted Local Plan Policies:

The current Local Plan covering the site comprises the Core Strategy. Relevant policies for this application include:

- CP1 - Sustainable development.
- CP3 - General Principles for development

The adopted Borough Design Guide Supplementary Planning Document (SPD) will also be a material consideration for this proposal.

Assessment

Principle of development

The National Planning Policy Framework (NPPF) has a general presumption in favour of sustainable development.

Paragraph 8 of the NPPF notes that sustainable planning includes *“a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations”*.

Paragraph 11 of the NPPF confirms that there is a presumption in favour of sustainable development and that development that accords with the development plan should be approved unless material considerations indicate otherwise.

Para 11 of the NPPF (and footnote 8) also advises that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless there are specific policies in the NPPF that indicate that development should be restricted.

Generally alterations and extensions to residential properties are considered sustainable developments that are acceptable in principle. The proposed development is for the erection of a new boundary treatment to expand the private garden for residents to enjoy. It will secure the sense of privacy to the property and will not impact the overall sense of openness of the front of the property.

It is concluded, then, that the principle of the development is acceptable.

Design

Policy CP1 requires new development to be of the highest quality design. Policy CP3 requires new developments to respect the local character and distinctiveness of a place.

Policy CP3 requires residential alterations and extensions to be of an appropriate scale and character to the host dwelling.

The proposed development would be visible from the street scene. A new hedge would be planted behind the railings to retain the green appearance to the front of the property.

The general open character of the area has been taken into consideration in developing the proposal. The majority of the garden area to the front of the property will remain open, and the proposal will just result in the enclosure of a relatively small area to expand the private garden for residents.

It is considered therefore that the development would not have an unacceptable impact on the character of the area, in accordance with Policies CP1 and CP3.

Effect on the living conditions of the neighbouring occupiers and the future occupiers of the development

The principles of good design ensure proposed developments provide excellent standards of accommodation for future residents and have no negative impacts on the amenity of existing neighbouring buildings.

The Design Guide SPD places a responsibility on all new development to ensure there are no impacts on neighbouring amenity in terms of daylight and sunlight levels, outlook and privacy.

The proposed design is sympathetic to the character of the area and uses materials that match the existing property. The planting of a new hedge to the rear of the fence will retain the green appearance. The new boundary will not result in any impacts to neighbouring amenity.

The proposed design is therefore considered acceptable in principle.

Impact on highways safety

The proposal has been designed in consideration of highway safety, in compliance with Policy CP3. The fence line has been chamfered on the corner to ensure there is no impact on the visibility of vehicle movements from the driveway of the dwelling. This will also secure visibility for vehicles and pedestrians moving around this corner on Snowdrop Grove.

Conclusion

Following a review of the proposals applicable policy and material considerations it is of our view that the development is in general conformity with all applicable policies as previously illustrated.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with applicable guidance of the NPFF.