



Planning

Statement Title

Client:

Carolyn and Richard Ashford

West Grey Lake

Part Lane, Riseley, Reading, RG7 1RU

Change of use from detached garage to form a residential annexe, erection of single storey link extension following the demolition of the existing workshop

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Appendices

Appendix 1 – Personal Circumstances Statement

Appendix 2 – Appeal Decision Ref: APP/Y0435/X/15/3129568

1. Introduction

- 1.1 This statement is produced to support a planning application for the change of use from detached garage to form a residential annexe, erection of single storey link extension following the demolition of the existing workshop at West Greylake, Part Lane, Riseley, RG7 1RU.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Paul Bonney:
- 1:50 Existing Ground Floor Plan
 - 1:50 Existing First Floor Plan
 - 1:100 Existing Elevation Plans
 - 1:50 Proposed Ground Floor Plan
 - 1:50 Proposed First Floor Plan
 - 1:100 Proposed Elevation Plans
 - 1:1250 Location Plan
 - 1:500 Site Plan
- 1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 West Greylake is sited within 6 acres and currently comprises a four bedroom, three bathroom property with a small workshop, stable complex and associated forecourt, sand school and paddocks with two field shelters located to the rear. South-west of the dwelling a large lake can be found.
- 2.2 The site is located outside of the defined settlement and so is located within the countryside in planning policy terms.



3. Planning History

3.1 The relevant planning history is set out below.

Reference	Description	Date
002712	Proposed erection of detached double garage with homeworking room over	Approved 30/06/2000
040992	Proposed single storey side extension to dwelling to form conservatory	Approved 25/08/2004
051708	Application for a certificate of existing lawful development for the use of a timber building as a dwelling (C3)	Approved 24/02/2005
051737	Outline application for the erection of one replacement dwelling, demolition of existing buildings and formation of new access	Approved 23/09/2005
061357	Proposed erection of one replacement dwelling & detached carport/garage/storage space over. Demolition of existing buildings	Approved 24/04/2006
071249	Outline application for the proposed erection of 1 detached dwelling and garage. (Means of access, layout and scale to be considered)	Refused 26/10/2007

081275	Proposed erection of single storey rear extension, plus insertion of window on rear elevation	Approved 06/10/2008
091153	Proposed erection of 1 x 4 bedroom detached dwelling plus detached garage with office above	Refused 12/08/2009
132372	Outline application for the erection of one detached dwelling (means of access, layout and scale to be considered)	Refused 10/07/2013

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).
- 4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.3 **Use and Amount:** The annexe is to be used to accommodate the applicant’s family. At present, the applicants live together with their daughter and son-in-law in one house. The annexe would therefore allow for both families to have their own space, whilst also being able to benefit from living together.
- 4.4 **Layout and Scale:** The proposed annexe will comprise a conservatory, boot room, bathroom and open plan kitchen dining room at the ground floor and two ensuite bedrooms, a dressing room and a study at the first floor. The layout of the annexe creates a functional link between the host dwelling and the proposal, whereby a patio is to be sited between the respective conservatory and lounge.
- 4.5 **Landscaping:** The proposal will not result in any changes to the existing landscaping on site. Any further planting can be accommodated within the curtilage and can be controlled via condition if required.

- 4.6 **Appearance:** The annexe has been designed to be sympathetic to the host dwelling, whilst also ensuring ample amenity space for the future occupiers. The annexe benefits from glass elements to the rear elevation, affording maximum daylight and sunlight.
- 4.7 **Access & Parking:** The proposal does not alter existing access arrangements to the site, with a large area of hardstanding to the front of the property allowing for ample vehicle parking. Whilst the existing garage might be considered historically part of the parking allocation for the dwelling, it is not currently used for parking, and alternative parking arrangements are to be retained on site.

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 38 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”. Paragraph 123 of the NPPF comments that planning should “make effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.
- 5.3 Paragraph 60 confirms the Government’s objective to boost the supply of housing, and paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
- 5.4 Paragraph 131 identifies that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”, whilst paragraph 139 states that significant weight should be given to “outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”
- 5.5 The National Design Guide builds on the above, and clarifies that “well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market

demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use” (para 109).

5.6 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material planning consideration in all planning applications. In this instance, the relevant development plan documents include:

- Core Strategy ('CS') (Adopted 2010)
- Managing Development Delivery ('MDD') (Adopted 2014)

5.7 MDD Policy CC01 states that planning applications that accord with policies in the Development Plan for Wokingham Borough will be approved without delay unless material considerations indicate otherwise.

5.8 The site lies outside of the settlement boundary and within the countryside, as such, it should be assessed against CS Policy CP11 – Proposals outside Development Limits. Policy CP11 states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted. Exceptions to this outlined within the policy include where the development is contained within suitably located buildings which are appropriate for conversion, or in the case of residential extensions, do not result in inappropriate increases in the scale, form or footprint of the original building.

- 5.9 As the proposal has been designed to sensitively assimilate with both the host dwelling and the wider site, it is considered that the proposal does not present an inappropriate increase in scale, form or footprint when assessed against the host dwelling, further enhanced by the internal link between the existing and proposed elements. Shared usage of the patio and garden demonstrates the level of dependence between the occupiers of the annexe and the occupiers of the host dwelling, offering both shared and private spaces throughout the host dwelling when viewed in conjunction with the proposal.
- 5.10 Furthermore, the annexe is to remain subordinate to the original host dwelling, being proportionate in size and creating a functional link between the two elements, demonstrating the interdependence of both elements and the nature of the family connection between occupants. Further details of the applicants personal circumstances are highlighted within Appendix 1.
- 5.11 In the case of *Uttlesford District Council v Secretary of State for the Environment and White* [1992] JPL 171 planning permission had been refused for the change of use of a detached garage to a 'granny annexe'. The annexe contained all the facilities required for day-to-day living (i.e. bedroom, bathroom and small kitchen) but was to be occupied by a relative of the family living in the main dwelling. The refusal was overturned on appeal.
- 5.12 The Judge considered that it amounted to no more than an elderly relative to be accommodated within the family home having her own bedroom, bathroom and small kitchen. Whilst this would allow, to some extent, some independence from the rest of the family, there was no reason in law why such accommodation should consequently become a separate planning unit from the main dwelling.

- 5.13 When determining whether a residential annexe would be incidental to the main dwelling, the nature of the intended occupancy should be considered. If there is some interdependence with the use of the main dwelling, be that a family connection, the use can be incidental regardless of whether the converted building would contain primary living accommodation, provided the occupant(s) would live as part of the same household. This would not result in a material change of use away from the entire site being used as a single dwellinghouse.
- 5.14 Whilst the annexe would contain facilities necessary for day-to-day living, it is within the curtilage of the main dwelling, as such it is highly convenient for social interaction between the residents.
- 5.15 A relevant appeal is a case at 80 Buckingham Road, Milton Keynes (attached at Appendix 2). In this case a certificate of lawfulness was granted for the stationing of a caravan. The Inspector judged the caravan to meet the 1968 definition, and to be within the curtilage of the house. The Inspector states at paragraph 11:
- "i. The caravan would have been position within the dwelling curtilage, sharing the access, parking, serving facilities and garden area of the main dwellinghouse. It would have had no separate curtilage.*
- ii. The overall planning unit would have continued in occupation by family members, the appellant and his wife (owners and current occupiers of number 80) using the caravan with their son and his partner and three children moving into the main house, and another son occupying the annex.*
- iii. The occupants of the caravan would have continued to use facilities in the main dwelling, for the provision of meals, laundry and for domestic storage (for example) and would have played a part in*

the lives of their children and grandchildren including by providing childcare.

iv. The caravan would not have had a separate postal address or have been registered as a separate dwelling for Council Tax purposes; and it would have shared the utility services of the main dwelling.

Whilst the caravan would have contained all the facilities for independent living it would not have been used in that way. There would have been a functional link with the main dwelling. The use of the caravan in the manner described in the application would have been a use comprised part and parcel within the primary dwellinghouse use which was already taking place within the planning unit, as a matter of fact and degree.” [our emphasis]

- 5.16 This appeal decision demonstrates that although the residential annexe provides the basic facilities for independent living, it does not mean that it will be used in this way as stated above, the occupant of the annexe will be an elderly family member who will share meals with the household and enjoy the use of the garden with the family, as well as the access and parking area.
- 5.17 The proposed development would not entail a material change of use from the present use as a single dwellinghouse with its associated residential curtilage. In light of case law and precedents, it is considered that the proposed accommodation would be ancillary to the main dwellinghouse and as such constitutes an acceptable form of development. The annexe would not have a separate address, curtilage or post box for example.
- 5.18 A multigenerational home has many benefits for both the family that will inhabit it but also on a wider social scale as care needs can be met by the family rather than relying on an external care provider or having to move such family members into a care home. The use of

the annexe in this manner promotes togetherness and results in a dynamic, flexible space that promotes both privacy and unity for all family members involved. The COVID-19 pandemic has demonstrated the benefits that multi-generational living brings especially when close family members can meet care needs.

- 5.19 It is acknowledged that intergenerational living is not uncommon, and whilst care needs may not be necessarily be required at present, the annexe provides independence whilst also allowing for the family to remain connected, with a potential for care to be given in the future.
- 5.20 It is agreeable that the annexe building be secured as ancillary accommodation to the main dwelling under appropriate mechanisms. Given this, any implications surrounding the use of the annexe as an independent dwelling will be prevented.
- 5.21 As such, the principle of development is considered acceptable subject to impacts on character of the area and neighbouring residential amenity.
- 5.22 **Character and Appearance of the Area:** Part Lane comprises a mixture of historical agricultural buildings and rural dwellings, typically sited in large plots with a variety of styles and sizes. Neighbouring properties including Mulberry Barn and Glasspool House comprises large detached dwellings with a mixture of design and architecture.
- 5.23 CS Policy CP3 states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character of the area in which it is located and must be of a high quality design without detriment to the amenities of adjoining land uses and occupiers. The proposal would be of a high quality design and sited within a spacious plot, ensuring that the proposal is well

screened from both the highway and neighbouring dwellings, ensuring negligible impacts on the character of the area.

- 5.24 The proposal makes an efficient use of space within the site whilst maintaining the appearance and overall design aesthetic of the residential nature of the site. Materials used are sensitive to the character of the area and reflect that of the materials used throughout the host dwelling to ensure a consistent character is promoted throughout the site and maintaining the intrinsic character of the countryside in accordance with the NPPF. Furthermore, the impact of the building on the existing character of the area is considered minimal given the position of the land in relation to neighbouring residential properties and its residential nature.
- 5.25 It is therefore considered that the proposal is compatible with the character of the area and is of a design that is in keeping with the host dwelling.
- 5.26 **Residential Amenity – Internal Space:** CS Policy CP3 seeks to ensure that development has no detriment upon the amenities of neighbouring dwellings. The annexe is sited approximately 90m to the east of the nearest neighbouring dwelling, with screening being offered from the host dwelling itself. Glasspool House is located some 65m to the north west, sited on the north of Part Lane, with views screened by mature boundary treatments as evidenced in Figure 1.



Figure 1 – Existing garage of West Grey Lake to the right, with the thatched roof of Glasspool House to the left

- 5.27 Given the distance between the proposal and neighbouring dwellings, it is considered that the alterations would be in compliance with CS Policy CP3 and would not give rise to changes over the existing neighbouring amenity present at the site.
- 5.28 **Residential Amenity - Future Occupiers:** The annexe has been designed to afford maximum daylight and sunlight to the living space, with bifold doors opening up onto a patio between the conservatory and lounge, resulting in a pleasant amenity space presenting an enjoyable link between the host dwelling and the annexe.

Furthermore, views taken from the master bedroom and lounge/dining room will look over the lake on site and countryside, providing a rural feel. Mature boundary treatments provide a positive outlook from both the ground and first floors of the annexe and provide screening from neighbouring dwellings, albeit their substantial distance.

- 5.29 **Trees and Landscaping:** The proposal does not amount to any changes in the existing landscaping across the site, with mature boundary treatments being retained.
- 5.30 **Transport and Parking:** The proposed annexe benefits from an existing access taken in conjunction with the host dwelling on site. Whilst it is acknowledged that the proposed development would technically result in the loss of car parking spaces through the conversion of the garage, the garage is not currently in use for car parking and given sufficient hardstanding space to the front of the dwelling, as evidenced by Figure 2, ample car parking space is retained within the site.



Figure 2 – Gravel driveway offering ample car parking spaces on site

- 5.31 **Refuse Provision:** The annexe will make use of the existing refuse storage provision associated with the host dwelling.
- 5.32 **Air Quality:** The site is not located within an air quality management area, and as such this is not a relevant consideration.
- 5.33 **Drainage and SuDS:** The site is located within Flood Zone 1, at the lowest risk of fluvial flooding. Given this, a flood risk assessment is not considered necessary. Any required details can be secured by planning condition if deemed necessary.
- 5.34 **Contamination:** The site is not known to be contaminated. If concerns are raised as part of this application, these can be addressed via condition in the event of a grant of planning permission.
- 5.35 **Ecology:** The application is submitted alongside and should be read in conjunction with a Preliminary Ecological Appraisal carried out by Urban Tree Experts.
- 5.36 **Affordable Housing:** The proposal does not result in the creation of any new independent dwellinghouses. The proposed annexe is ancillary to the main dwellinghouse at the site and as such, no contribution is required in accordance with CS Policy CP5.
- 5.37 **Community Infrastructure Levy:** The relevant forms have been completed and submitted together with this application.

6. Conclusion

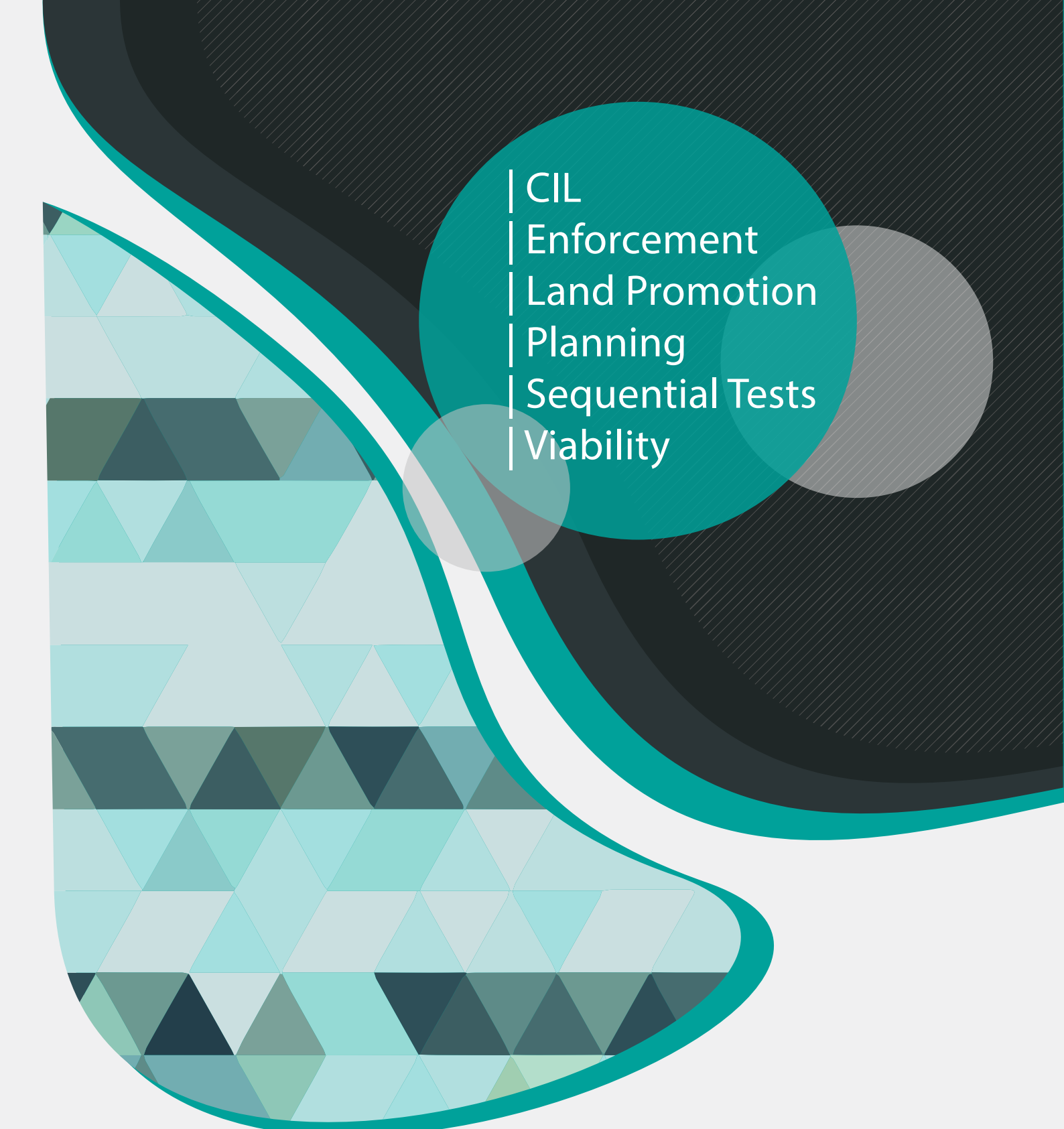
- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would constitute a logical extension to the existing residential property to create an annexe, without adverse effect on the character of the area or the amenity of neighbouring residents. The proposed development is an example of multi-generational living which is a sustainable form of development which should be recognised.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

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