

Planning Statement

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Project Address: Southview, New Road, Wokingham, RG41 5DX

Introduction

This Planning Statement has been prepared in support of a planning application for the extension of an existing single garage to provide a double garage for the storage of two historic vehicles, together with ancillary accommodation above for games and hobby use.

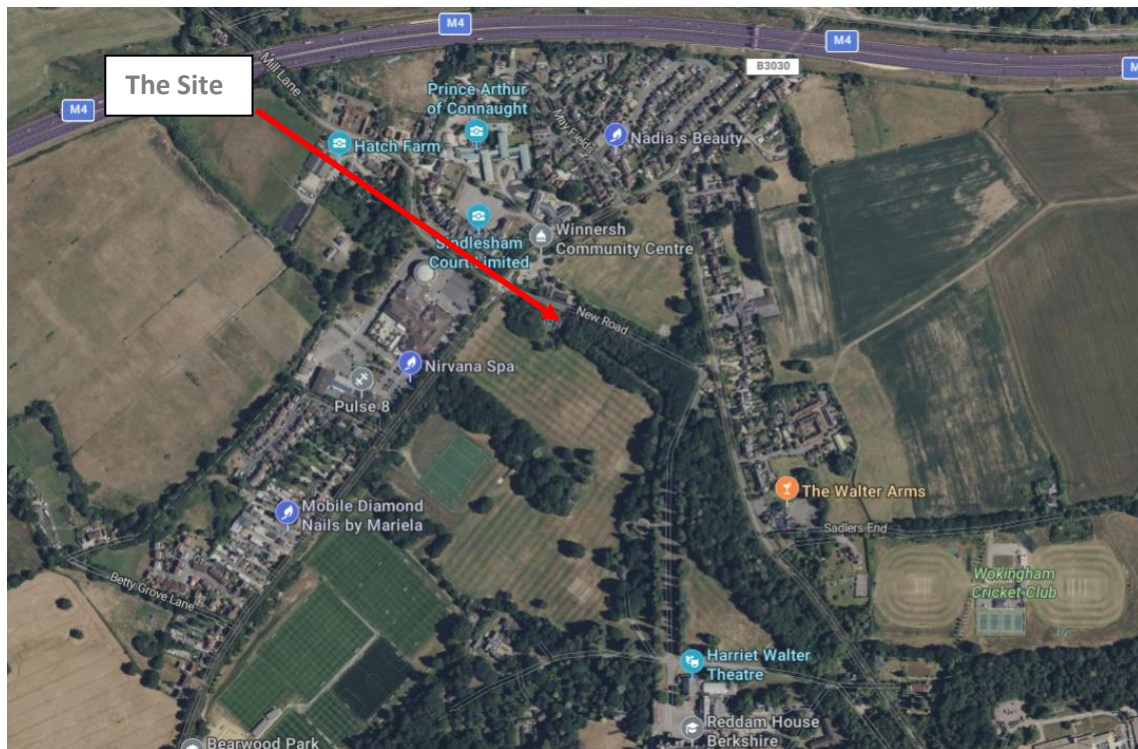
Site Description, Context and Planning History

Southview (hereafter referred to as “the site”) is a detached four-bedroom dwelling constructed circa 2014 as one of a pair of replacement dwellings on the site of former 1960s semi-detached houses on New Road, Sindlesham.

The site is located within the countryside, outside of the defined Sindlesham Conservation Area. It lies to the south of Winnersh Community Centre, which falls within the conservation area, on a plot of approximately 870m² orientated on a north-east/south-west axis. The site adjoins the grounds of Reddam House School, Bearwood House, to the east and south.

There are a number of mature trees adjacent to the site; however, none would be affected by the proposed development where a drainage ditch separates the areas. The site also benefits from a strong degree of screening from surrounding vantage points, such that views of the existing garage and proposed extension are limited.

The dwelling remains in the form originally approved under planning permission F/2012/2420, falls within the Winnersh Unitary Authority Ward and has no subsequent planning history is recorded on the local planning authority's website.



Sindlesham is a village within the Borough of Wokingham in Berkshire. It lies immediately south of Winnersh, beyond the M4 motorway, and approximately 2 miles south-east of Woodley and 6 miles west of Bracknell.

Sindlesham is home to historical and modern landmarks, including Bearwood House (now part of Reddam House School), Bearwood Primary School, and the Berkshire Masonic Centre. The village also offers recreational facilities such as Bearwood Lakes Golf Course and the Nirvana Spa Health Club. Reading FC trains at Bearwood Park in Sindlesham.

Heritage

The site does not contain a listed building, is not located within the Sindlesham Conservation Area, and contains no known designated heritage assets. The principal heritage consideration is therefore the site's relationship to the edge of the conservation area in the vicinity of Winnersh Community Centre. In this location, the edge of the conservation area is defined in part by the built form of Winnersh Community Centre, which presents a relatively utilitarian edge. In accordance with Wokingham Borough Council's validation requirements, the proposal has been considered in terms of its potential effect on heritage significance and setting.

The proposal relates to the extension of an existing garage serving a modern dwelling constructed circa 2014. It would not result in the alteration or loss of historic fabric or any heritage feature. The scale of the proposed development is modest, the design and materials would remain consistent

with the existing building, and the extension would be read as a subordinate domestic addition. Having regard to the site's position outside the conservation area and the character of the host property, the proposal would preserve the setting of nearby heritage assets and would give rise to no harm to the significance of the conservation area or any other heritage asset. The proposal is therefore acceptable in heritage terms.

Planning Policy

The statutory development plan for Wokingham Borough comprises the adopted Core Strategy (2010) and the Managing Development Delivery Local Plan (2014). The Borough Design Guide Supplementary Planning Document is also a material consideration. The proposal falls to be assessed principally against Core Strategy Policy CP3 (General Principles for Development), which requires high-quality design that responds positively to local character and protects the amenity of adjoining occupiers, and Policy CP11, which seeks to ensure that development outside defined development limits does not result in unacceptable harm to the countryside or rural character.

The proposed development comprises a modest extension to an existing domestic garage serving a lawful dwelling. It would remain subordinate to the host property, utilise materials to match the existing building, and retain the established access arrangements. Having regard to its scale, design, relationship with the existing built form, and the degree of screening available from surrounding public vantage points, the proposal would not appear visually intrusive or result in unacceptable harm to the character of the area, the amenities of neighbouring occupiers, or the setting of nearby heritage assets. The proposal is therefore considered to accord with the adopted development plan and the design principles set out in the Borough Design Guide.

Ecology

According to the Planning Constraint checker map, the site falls outside of the Ancient Woodland area and contains no Tree Preservation Orders. Likewise, it indicates the site falls outside the Bat Roost Habitat area and local wildlife sites.

Design

The proposed design approach involves the removal and reorientation of the existing garage roof to provide adequate headroom within the ancillary space above. This approach also allows for a shallower roof pitch and, in turn, a lower overall ridge height than would otherwise be required.

Dormer features are proposed to reflect the architectural language of the host dwelling and surrounding built form, while also introducing natural light and ventilation to the upper-level accommodation.

An option to retain existing front and rear gables was considered at an early stage; however, this was discounted due to the increased ridge height that would have resulted, together with compromised access and reduced usability in the roof space.



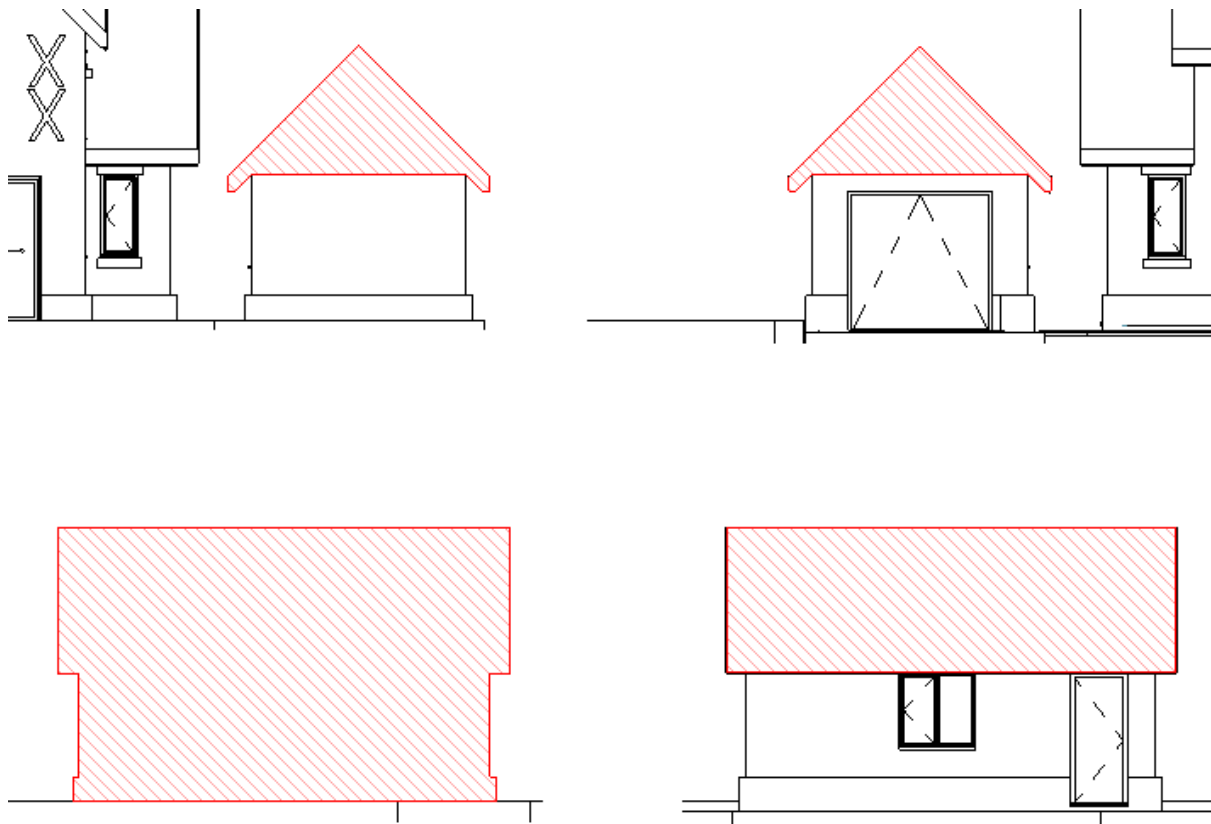
Extent

The proposal has been developed primarily in response to a requirement for additional enclosed parking provision.

The internal width of the existing garage would increase from 3.2m to 5.55m, thereby making more efficient use of the available space whilst maintaining an appropriate separation from the boundary treatment. Whilst the resulting width would be below that typically associated with a modern double garage, it would be sufficient for the historic vehicles the accommodation is intended to serve.

The overall internal volume of the garage and roof space would increase from 62.2m³ to 112m³, representing an uplift of approximately 80%.

Demolition works would be limited to the existing front and rear gables and part of the side wall to facilitate the proposed enlargement, as illustrated below:



Materials

- **Roof covering** – Clay tiles to match the existing dwelling
- **Soffit and fascia** – Black timber fascia to match the existing dwelling, with open eaves
- **External walls** – Brickwork to match the existing dwelling
- **Windows** – uPVC to match the existing dwelling
- **Garage door and frame** – Metal finish to match the existing dwelling

Access

There would be no change to the existing pedestrian or vehicular access arrangements as a consequence of the proposed development.

Conclusion

For the reasons set out above, the proposal is considered to accord with the adopted development plan, particularly those policies relating to high-quality design, the protection of local character, appropriate development in the countryside, and the preservation of heritage significance and setting.

The extension would remain subordinate to the host dwelling, would utilise materials that match the existing property, would retain the current access arrangements, and would not give rise to unacceptable harm to neighbouring amenity, the street scene, or the setting of nearby heritage assets. Planning permission is therefore respectfully sought.