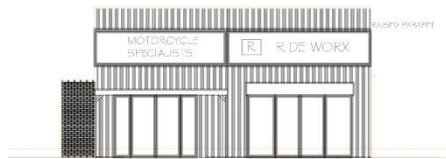


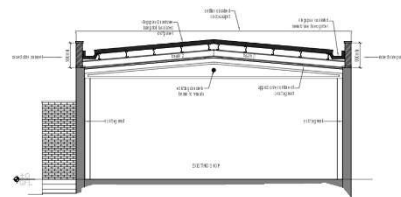
TELEPHONE: 01488 73131
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The Old Surgery, Crowle Road
Lambourn, Berkshire RG17 8NR

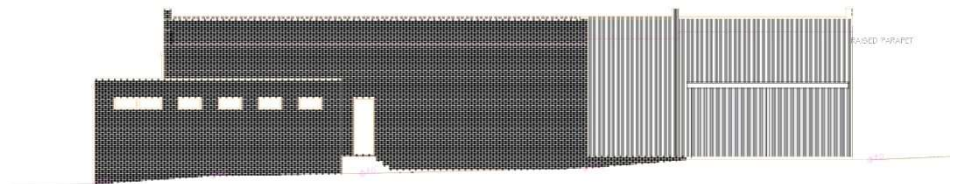
MATHEWSON WATERS ARCHITECTS



PROPOSED FRONT SW ELEVATION



PROPOSED SECTION



PROPOSED NW ELEVATION

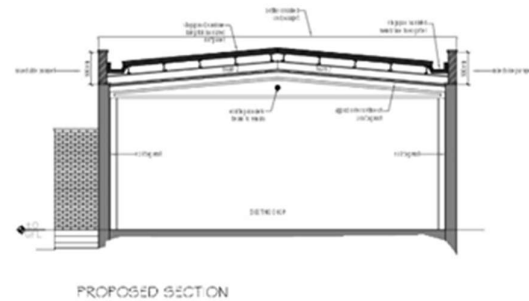
Design and Planning Statement

Rideworx, Unit 1 125 Reading Road, Wokingham RG41 1HD PP-14913112

Full Application for the proposed raising of existing brickwork parapet walls along with new roof structure above existing. Solar panels installed on SE facing roof slope.

Proposed Re-Roofing

Access to the existing building perimeter has been negotiated with adjoining landowners to allow for the existing asbestos cement roof which is life expired and not safe to repair, to be over roofed - with a new roof structure above the existing allowing the retail unit to continue to trade.



Below, Fig 3a +3b showing internal view of existing roof.



WOKINGHAM PLANNING CONSTRAINTS

- Contaminated Land Consultation Zone
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area
- Thames Basin Heaths SPA Mitigation Zones
- Green Routes and Riverside Paths Consultation Zone
- Flood Zones 2 and 3
- Flood Zone 3

Bat roosting area

PLANNING POLICY

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Core Strategy (CS)

CP1 – Sustainable Development

CP3 – General Principles for Development

CP6 – Managing Travel Demand

CP9 – Scale and Location of Development Proposals

CP15 – Employment Development

Local Plan (MDD)

CC01 – Presumption in Favour of Sustainable Development

CC03 – Green Infrastructure, Trees and Landscaping

CC04 – Sustainable Design and Construction

CC05 – Renewable Energy and Decentralised Energy Networks

CC07 – Parking

CC09 – Development and Flood Risk

CC10 – Sustainable Drainage

Joint Minerals and Waste Plan (JMWP)

DM1 - Sustainable Development

Other Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No. Description Decision & Date

200987 Full planning application for the proposed change of use from A1 (Retail) to B2 (General Industrial) for the use as a motorcycle repairs and MOT facility. Approval, 22/06/2020

193282 Application for a certificate of lawfulness for the proposed use of building for motorcycle repairs and MOT facility. Refused,

23/03/2020 232988 Full application for the proposed erection of a two-storey front extension to provide retail space. Refused

25/01/2024 240383 Full application for the proposed erection of a two storey front extension to provide retail space. Refused,

05/04/2024 242533 Full application for the proposed erection of a two storey front extension to provide retail space. Approved

APPRAISAL

Site Description and Proposed Development:

The application site relates to a motorcycle retail unit which currently fronts onto the northern side of Reading Road.

This application follows approval of the development proposal to extend the unit and relates to the refurbishment of the existing premises.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

As the site is within a major development location and the proposal involves the refurbishment (re-roofing) to the existing Class E use, the proposal is acceptable in principle. This includes a consideration of its sustainability credentials as the works will reduce the energy use and Carbon Footprint of the existing building.

The site is not classified as being part of a defined employment area in the local plan proposals map, however, it is located in an industrial estate of commercial units. Policy CP15 of the Core Strategy allows for the redevelopment, refurbishment or minor extension of buildings in employment use where they are in the settlement limits and where there is no net loss of Class B floor space.

The proposal is for the refurbishment (re-roofing) of the existing Unit. The proposal is therefore in accordance with Policy CP15.

Character of the Area:

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. Policy NR1 of the Borough Design Guide states development should respond to key characteristics and features of the site.

This is reinforced in the Borough Design Guide SPD, in terms of NR2, which states that proposals should improve the area and NR7, which requires that roofs be designed to the context of the area, as well as NR5, NR6, NR8 and NR9.

Reading Road is a long diverse street which contains a variety of building ages, heights, architecture and uses. The application site comprises part of a retail unit which is located on the northern side of Reading Road. The immediate surrounding area consists of small commercial units; this includes Kwik Fit and a car dealership (Wokingham Trade Centre) on adjacent sides to the subject site and several other similar motor-related businesses towards the rear of the site.

The proposal seeks to increase the height of the existing roof parapet to conceal the new roof structure placed over the existing roof. The additional parapet remaining much lower than that approved under 242533 for the 2 storey frontage extension which has a height of 6.3m. Whilst the height difference would be apparent on approaches along Reading Road, it would not be to an extent that would appear incongruous within the immediate area. The existing building is set back from the main highway and the retention of the parapet roof design will assist in reducing the perceived scale of the development.

The submitted plans show that the build materials and finishes would match the existing material palette across the building.

Overall, it is submitted that the scale and design of the proposed extension would be appropriate and reflective of a commercial/retail development located in a suburban area, therefore, the scheme would have an acceptable impact on the character of the area.

Neighbouring Amenity:

Policy CP3 of the Core Strategy aims to protect neighbouring amenity and R23 of the Borough Design Guide SPD requires that extensions relate to neighbouring properties.

R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms, with separation of 22-30m to the rear and 10-15m to the street. R23 notes that the side walls must not contain windows, especially at first floor level.

Overbearing and Sense of Enclosure: R16 of the Borough Design Guide SPD requires separation distances of 1.0m to the side boundary and 11m to the rear boundary.

In terms of overlooking, overbearing and loss of light impacts, the proposals is suitably located well away from any neighbouring residential amenities as to not to pose any unreasonable concerns to any neighbouring properties.

Highway Access and Parking Provision:

No changes are proposed to the current or proposed parking (permission 242533) it is considered that the site provides sufficient parking space to minimise the likelihood of roadside parking, thereby safeguarding highway safety and convenience. Consequently, the scheme is deemed acceptable in terms of highway considerations.

Flooding and Drainage:

The majority of Unit 1 is within flood zone 1 and just north-east corner of the building (Rear) is within flood zone 2.

Lanmor Consulting Flood Risk Assessment report (241869/FRA/AG/KBL/01, dated 01/10/2024) was submitted with application 242533 and notes the following:

The site is currently 100% impermeable, with the development proposing attenuation via a 400mm subbase beneath permeable paving, discharging at a controlled rate of 0.8l/s into a Thames Water sewer. Thames Water has confirmed no objections to the connection (letter 77967, dated 17/10/2024).

The existing roof drainage discharges to the existing Thames Water storm water sewer and no changes are proposed to this discharge with the roof area remaining unchanged

Landscape and Trees:

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks. No changes to external areas are proposed with this application.

Environmental Health:

It is submitted that there will be limited construction noise impact on surrounding properties, The Council's Environmental Health Officer, may suggest a condition controlling noise during the construction period to protect nearby occupants, including residents in flats above shops near the application site.

Community Infrastructure Levy (CIL):

It is understood that this application does not fall within the current CIL charging schedule and is therefore not CIL liable.

Biodiversity Net Gain

Whilst falling within the scope of the BNG legislation, it is understood that this application is exempt on a de 'minimis' basis. There being no change to the building footprint.