

PLANNING, DESIGN & HERITAGE STATEMENT



2 STRATHMORE DRIVE, CHARVIL



JULY 2025

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PLANNING, DESIGN & HERITAGE STATEMENT

Project Ref: 45394.PS

Client: Mr P Spong



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Appendix 1 Site Images

1.0 INTRODUCTION:

- 1.1 Acre Planning Limited has prepared this Planning, Design & Heritage Statement on behalf of Mr P Spong (hereafter '*the Applicant*') to support a Householder Planning Application relating to 2 Strathmore Drive, Charvil (hereafter '*the site*').
- 1.2 This application seeks planning permission for the following development as described on the relevant planning forms:

'Erection of an outbuilding (retrospective)'.
- 1.3 The purpose of this Planning Statement is to describe the site and the completed development before establishing how the development proposal complies with the adopted Development Plan.
- 1.4 The structure of this Planning Statement is as follows:

2.0 Site Assessment - Describes the site and its surroundings and reviews the planning history for the site.

3.0 Policy & Guidance Review - Sets out the local planning policy and guidance context.

4.0 Proposal - Describes in detail the development and provides an assessment/justification regarding planning policy and material considerations.

5.0 Conclusion

2.0 SITE ASSESSMENT:

2.1 Location

- 2.1.1 The site is on a residential street known as Strathmore Drive within the settlement of Charvill. **Figure 1** illustrates the site's position. The site is not located within a Conservation Area; however, there is a listed pump on the Corner of Park Lane and Old Bath Road opposite the site.



Figure 1: Site Location

2.2 Site

- 2.2.1 The land within the red line, as set out on the accompanying site location plan, consists of the residential curtilage associated with 2 Strathmore Drive.
- 2.2.2 The existing dwelling has a large garden surrounding the property. The largest areas of the garden are to the south of the dwelling and to the east. To the south, the garden is laid to lawn with a large hedge forming the boundary of Old Bath Road. A wall separates this part of the garden from the rear garden.
- 2.2.3 The rear garden contains a concrete pad with a small outbuilding adjacent to the wall. The remainder of the garden includes a patio and lawn.

- 2.2.4 The property lies adjacent to other dwellings to the north and east. The public highway is to the west and south of the dwelling.
- 2.2.5 The site is generally level, with 2m fencing or large hedgerows to the site boundaries.
- 2.2.6 The garden includes a timber cabin in the northeastern corner of the site. The erected cabin is the same size as the approved cabin (see Planning History); however, it has been built in a different location and is marginally taller owing to a change in levels.
- 2.2.7 The cabin was moved from the approved location due to a highway issue that arose during the planning process. To avoid a possible conflict, the cabin was relocated. The ground in this part of the garden has a slight slope; therefore, the front of the cabin is some 200mm higher than the rear. The cabin backs onto the neighbouring garage.
- 2.2.8 Photographs of the application site are included in **Appendix 1**.

2.3 Planning History

- 2.3.1 There is a long planning history concerning the site and the development of the dwelling and extensions. The most relevant application, as referred to above, is:

- Application 242724 - Householder application for the proposed erection of an outbuilding and boundary wall. Approved 13/012/2024.

- 2.3.2 The approved cabin was located as follows:

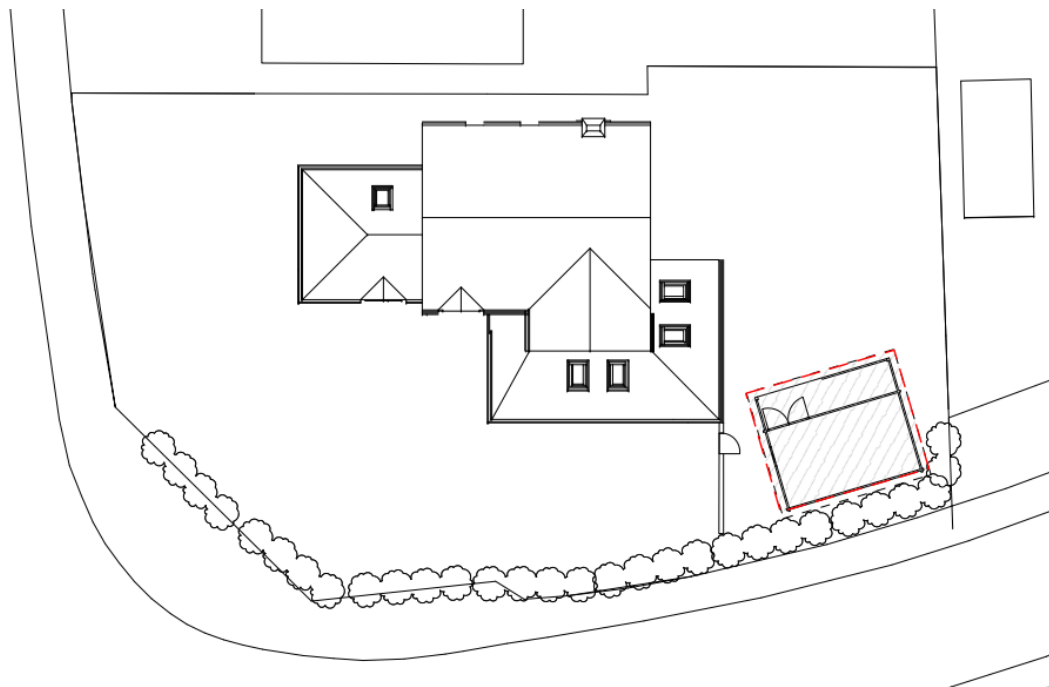


Figure 2: Approved Cabin Location

3.0 POLICY & GUIDANCE REVIEW:

- 3.0.1 This section identifies the relevant planning policies within the Development Plan for Wokingham Borough Council, in line with Section 38(6) of the Planning and Compulsory Purchase Act (2004).
- 3.0.2 In this case, the Local Development Plan consists of the Wokingham Borough Core Strategy (2010) and the Managing Development Delivery Local Plan (2014).
- 3.0.3 Furthermore, material considerations relevant to the development, including the National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance (PPG) are also applicable to the proposal.
- 3.0.4 Local planning policies and guidance are now reviewed to ascertain their relevance to the location of the site and the development proposal.

3.1 Local

- 3.1.1 The adopted Development Plan is deemed to be generally consistent with the provisions of the NPPF, with the following policies being of relevance to this application:

Core Strategy:

- CP1 – Sustainable Development
- CP3 – General Principles for Development
- CP7 – Biodiversity
- CP9 – Scale and Location of Development Proposals

Managing Development Delivery Local Plan:

- CC01 – Presumption in Favour of Sustainable Development
- CC02 – Development Limits
- CC03 – Green Infrastructure, Trees and Landscaping
- CC04 – Sustainable Design and Construction
- CC06 – Noise
- CC07 – Parking
- CC09 – Development and Flood Risk
- CC10 – Sustainable Drainage
- TB21 – Landscape Character
- TB23 – Biodiversity and Development
- TB24 – Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas

Supplementary Planning Document June 2012:

- 3.1.2 The Wokingham Borough Design Guide is also relevant to this application.

3.2 Principle of Development

- 3.2.1 The development of an outbuilding within the curtilage of an established dwelling is generally acceptable in planning terms. In many cases, the provision of such a structure would be permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). However, planning permission is required for the building to be within 2m of a boundary and over 2.5m in height.
- 3.2.2 In this case, the building would provide an outbuilding for ancillary uses such as a home office. As such, the established use is considered acceptable in terms of planning policy.
- 3.2.3 The design, size and scale of the outbuilding are as approved. The front is 200mm higher to account for the sloping ground where the cabin has been erected. The location brings the outbuilding away from the public highway.
- 3.2.4 The proposal is considered suitable in principle; however, other policy considerations must be addressed, such as flood risk, design and local amenity. These matters are considered within section 4.0 of this statement regarding applicable local planning policies and guidance as referred to above.

4.0 PROPOSAL:

4.1 Development Details

- 4.1.1 The development proposal includes the retention of a detached outbuilding used as a home office.
- 4.1.2 The key elements of the proposal are now considered:

4.2 Layout

- 4.2.1 The completed outbuilding is situated in the northeastern corner of the site. The positioning ensures that sufficient private amenity space is maintained.

4.3 Scale

- 4.3.1 The outbuilding is suitably scaled with regard to the nature of the dwellinghouse, its curtilage, and adjacent structures. The height increase is negligible, with the overall height below what would be achievable as a Permitted Development Right structure were it 2m from a boundary.
- 4.3.2 The outbuilding is considered not to be overbearing concerning the adjacent dwellings or host property.

4.4 Design & Appearance

- 4.4.1 The elevations of the outbuilding are finished with a painted timber with shingles to be used on the roof.
- 4.4.2 It is considered that the outbuilding, in terms of its scale and design, is in keeping with its surroundings and would not harm the character and appearance of the area.

4.5 Access

- 4.5.1 Access from the highway is unchanged, and parking will not be altered.

4.6 Amenity

- 4.6.1 The proposal does not overlook a neighbouring property, and it would not be overbearing with regard to adjacent dwellings. It is situated adjacent to a garage of a similar scale. Using the building as a home office will not lead to amenity issues such as noise.

4.7 Flood Risk & Drainage

- 4.7.1 The site is covered by Flood Zone 1 and, therefore, is not at risk of flooding. However, the building will have its finished floor level raised above the ground by 200mm with a water butt to be added for surface water drainage in addition to a soakaway.

4.8 Ecology

- 4.8.1 The proposal is not considered to give rise to any adverse impacts on existing habitat or on-site ecology.

4.9 Heritage

- 4.9.1 A Grade II listed pump is located at the corner of Park Lane and Old Bath Road. The pump is south of the site, on the opposite side of the public highway. The pump is screened from the site by a significant boundary hedge, with the constructed outbuilding further from the listed structures than the approved scheme.
- 4.9.2 As such, the retention of the development would not harm the heritage asset's character and setting.

5.0 CONCLUSION:

- 5.1 This application has been prepared to demonstrate that the constructed outbuilding would be acceptable in planning terms.
- 5.2 The proposal takes full account of all relevant planning policies and guidance at both national and local levels.
- 5.3 It has been demonstrated that the proposal would be sympathetic to the local area and that the development can be retained with little or no harm expected concerning neighbouring amenity or the wider setting.











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