

PLANNING, DESIGN & HERITAGE STATEMENT



2 STRATHMORE DRIVE, CHARVIL



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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 and boundary wall'.

1.3 The purpose of this Planning Statement is to describe the site and the proposed 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 proposed 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 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 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.

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 proposed 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 as a home office. This would be an ancillary use to the main dwellinghouse. As such, the proposed use is considered acceptable regarding planning policy.
- 3.2.3 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 erection of a detached outbuilding to be used as a home office. The existing outbuilding would be removed to make way for the new building.
- 4.1.2 The key elements of the proposal are now considered:

4.2 Layout

- 4.2.1 The proposed outbuilding would be situated in the southeastern corner of the site. As mentioned above, the existing outbuilding will be removed; however, the concrete base will be retained as part of the base for the new building. The positioning will ensure sufficient private amenity space is maintained, with an underutilised part of the garden being brought into use.

4.3 Scale

- 4.3.1 The outbuilding is suitably scaled with regard to the nature of the dwellinghouse, its curtilage, and adjacent structures. It would, therefore, not be overbearing concerning the adjacent dwellings or host property. The proposed wall would be the same as the existing structure.

4.4 Design & Appearance

- 4.4.1 The elevations of the outbuilding would be finished with timber with shingles to be used on the roof.
- 4.4.2 It is considered that the proposed outbuilding, in terms of its scale and design, would be in keeping with its surroundings and would not harm the character and appearance of the area. Reclaimed materials from the existing wall demolition will be used.

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 would not lead to overlooking, and it would not be overbearing with regard to adjacent dwellings. 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 150mm with a water butt proposed for surface water drainage in addition to a soakaway.

4.8 Landscaping & Trees

- 4.8.1 As per the supporting plans, a mature hedge forms the site boundary. The hedge has been an important consideration in the siting and the proposed construction of the outbuilding.
- 4.8.2 The proposed outbuilding would be set upon the existing concrete base and composite posts.
- 4.8.3 Given the use of composite posts, there would be minimal disturbance to the hedges' root structure. In addition, a hand-dig methodology will be utilised.

4.9 Ecology

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

4.10 Heritage

- 4.10.1 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 the significant boundary hedge.
- 4.10.2 As such, the proposed 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 proposed outbuilding and boundary wall 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 proposed development can come forward with little or no harm expected with regard to neighbouring amenity or the wider setting.







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