

Letter ref - MGI-WDC-1276/01

Head of Development Management
Wokingham Borough Council
P.O. Box 157
Shute End,
Wokingham
RG40 1WR



30th July 2024

Dear Sir/Madam,

**Application for full planning permission for the erection of a single dwelling on
Land North of Oakview, Mill Lane, Sindlesham, RG41 5DF**

PLANNING STATEMENT

This statement has been prepared to support the application for the erection of a single dwelling on the Land North of Oakview, Mill Lane, Sindlesham.

This application is supported by the following documentation which will be uploaded with this submission:

- A. **Completed Community Infrastructure Levy (CIL)** – Determining whether a Development may be CIL Liable Planning Application Additional Information requirement form.
- B. **Certificate B**, and the Agricultural Land Declaration confirming that none of the application site forms part of an agricultural unit;
- C. Application drawings; PL-101 which includes the following drawings, Location Plan 1:1250, Existing and Proposed Block Plans 1:500, Proposed Floor Plans 1:100, PL-04 Proposed Elevation 1:100/1:50.

A Site-Specific Context

The application site is located on the Northern outer edge of the built-up area of Sindlesham. The site fronts onto a spur road to Mill Lane, which is a link road between the B3270 and Mole Road. The immediate properties on Mill Lane and those on adjoining roads vary in style and types of residential curtilages and there would appear to be no one particular style or type associated to the area.

The application site itself is flat in nature and is formed from vacant open land and an area of existing garden and hardstanding amenity to Oakview. The 1:1250 scale Ordnance Survey shown of **Plan PL-101** shows the site outlined in red.

The character of the existing residential development along Mill Lane and the adjacent area is very varied. It's a mix of detached and semi-detached properties with no specifically discernible design characteristics that might be considered typical of the area.

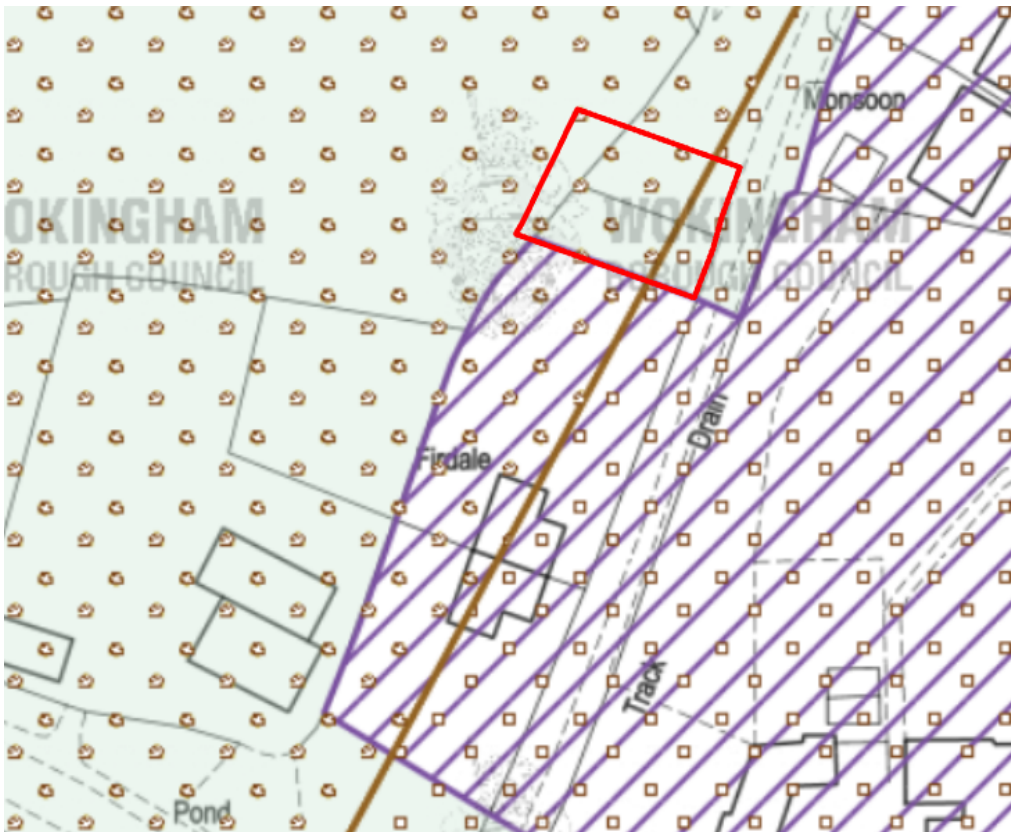
The site is located in a highly sustainable location with the following amenities within a short walk;

- Nirvana Spa / Pulse8 gym 0.12 mile (2 min walk).
- Bearwood recreational ground and community centre, including external play park facility (4 min walk).
- Bearwood Primary School 0.4miles (8min walk).
- Sainsbury Supermarket 0.8 miles (15 min walk).
- Bus stop on London Road 1 mile (20min Walk).
- Winnersh Train Station 1 mile (20min walk).
- Forest Senior School 1.1 miles (22 min walk).

B Planning Policy Context

The proposed house lies within the existing built-up area and is within an existing residential area. Therefore, the principle of residential development on the site is not at issue. National Planning policy, as set out in the National Planning Policy Framework is therefore supportive of the proposal subject to normal development management standards, and local Development Plan designations.

The site is positioned on the edge countryside / development boundary as illustrated on the map extract below. Development outside of the development boundary has already been established in immediate area by appeal **APP/X0360/W/19/3221985**, as set out in the following statements within the appeal decision.



- 5 *The site is immediately outside of the defined settlement boundary associated with Sindlesham. Policy CP11 of the Wokingham Borough Core Strategy adopted 2010 (CS) limits development in such areas to a list of development types, which the proposal would not fall into.*
- 6 *However, I note that the proposal would relate to existing residential development that is to either side and opposite the appeal site. The existing dwellings close to the site to the west and south may once have related to an agricultural holding that was physically isolated, but they are now so close to the built-up area of Sindlesham that it is difficult to accept that they are detached from the settled area of the village.*
- 9 *Although the proposal would be beyond the defined settlement boundary, I note that the overall aims of Policy CP11 of the CS are to protect the separate identity of settlements and maintain the quality of the environment. I am satisfied that, for the reasons above, the proposal would not conflict with these aims.*
- 10 *Therefore, although the proposal would not accord with one of the development types set out in Policy CP11 of the CS, I am satisfied that the proposal would not be contrary to the overall aims of the Policy and that the material considerations set out above carry significant weight to overcome any conflict with the Policy. As such I find the proposal to be suitably located for housing.*

C The Proposed Development Design

The proposal is to construct a dwelling within part of the vacant area of open land to the North Oakview which currently function as general amenity and parking area to the existing house. The existing house will still retain a large garden to the rear and parking can easily be accommodated to the southern flank of the property, as illustrated on the proposed block plan. 3 no. parking spaces are provided to the new property located along its frontage and Northern flank. The new development plot has a wide frontage of some 16.3 metres. The site has a maximum depth of up to 22.3m. The precise siting and design of the proposed dwellings are shown on the drawing PL-101.

Landscaping details are not included but are left for subsequent approval with the District Planning Authority, secured by way of a standard planning condition to that effect attached to any planning consent granted.

The proposed dwelling is a two and half storey detached dwelling with a wide frontage. A generous gap of 2.6m has been left between the existing house and the new dwelling which is in keeping with the existing streetscene.

Waste and recycling issues will be dealt with by way of the Council's normal household waste and recycling services.

Additional landscaping and the choice of materials is proposed to be agreed with the District Planning Authority following the granting of any planning consent and secured by a standard planning condition to that effect.

D Conclusions

The planning policy and site-specific contexts to the proposed development is very supportive. The Council is therefore requested to give favourable consideration to this planning application. In the interim, if any additional information or clarification is required, please do not hesitate to contact the undersigned.

Yours faithfully,

Matthew Jouanides BA.
MGI Architecture Ltd.