

Replacement Gate

Secundus, Wargrave Road, Remenham, RG9 3JD

Design & Planning statement

(date as planning application Planning portal ref no PP-13874800)

1.0 Replacement Main Entrance Gate

This is a retrospective planning application for a replacement main entrance gate, following a directive from Wokingham Borough Council.
(refer email, as appended, from officer Anna Valentine 2025-02-28) .

The new gate was installed in September 2022. The applicants, Mr & Mrs Rydzinski did not realise that planning consent was required, having seen many similar arrangements along the Wargrave Road.

2.0 Location

The dwelling site is located in Remenham Parish, situated in the northern area of Wokingham Borough Council.

OS grid ref:- 477170 East, 181950 North

3.0 The site

The site for the proposed extension is bounded by the Wargrave Road (A321) to the Northeast and the River Thames to the Southwest and by a private mooring plot to Northwest and a single storey 'bungalow' to the Southeast.

The site area is approx. 900 sq.m.

The designated site*, shown RED on the Location Map and Block Plan, has a variation in levels between: 33.310m & 32.630m approx. AOD

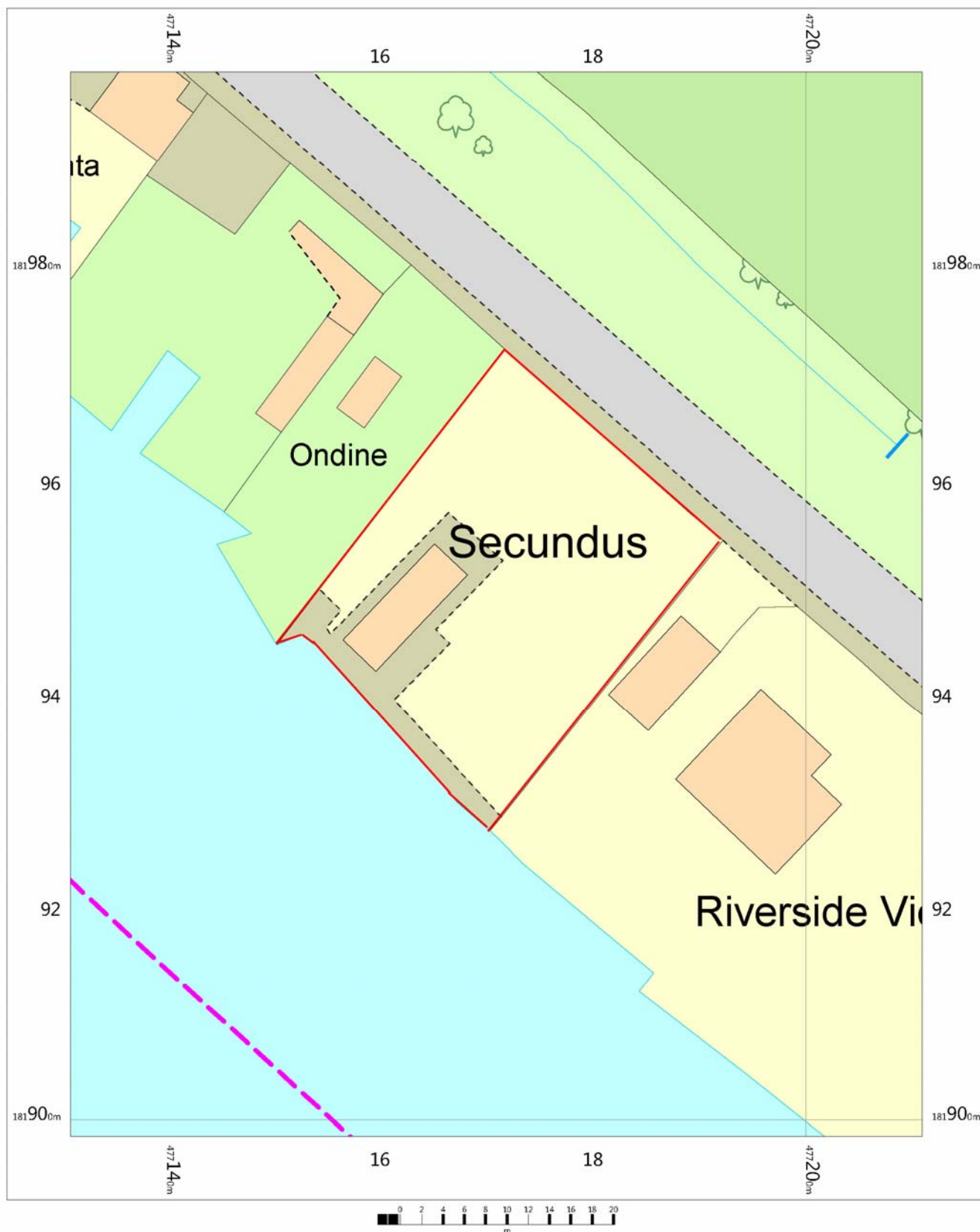
The site is situated in the Green Belt as designated in the Local Core Strategy

**refer:- Maps, Plans & photographs below*



[illegible]

Location map showing site outlined in Red
Scale: Grid 100m F.S.



Block Plan showing site outlined in Red
 Scale: Use Scale Bar



Site:- Current with levels a.s.l

Scale: Use scale bar

4.0 Setting of the Main Entrance



current car park area and entrance
viewed from Wargrave Road

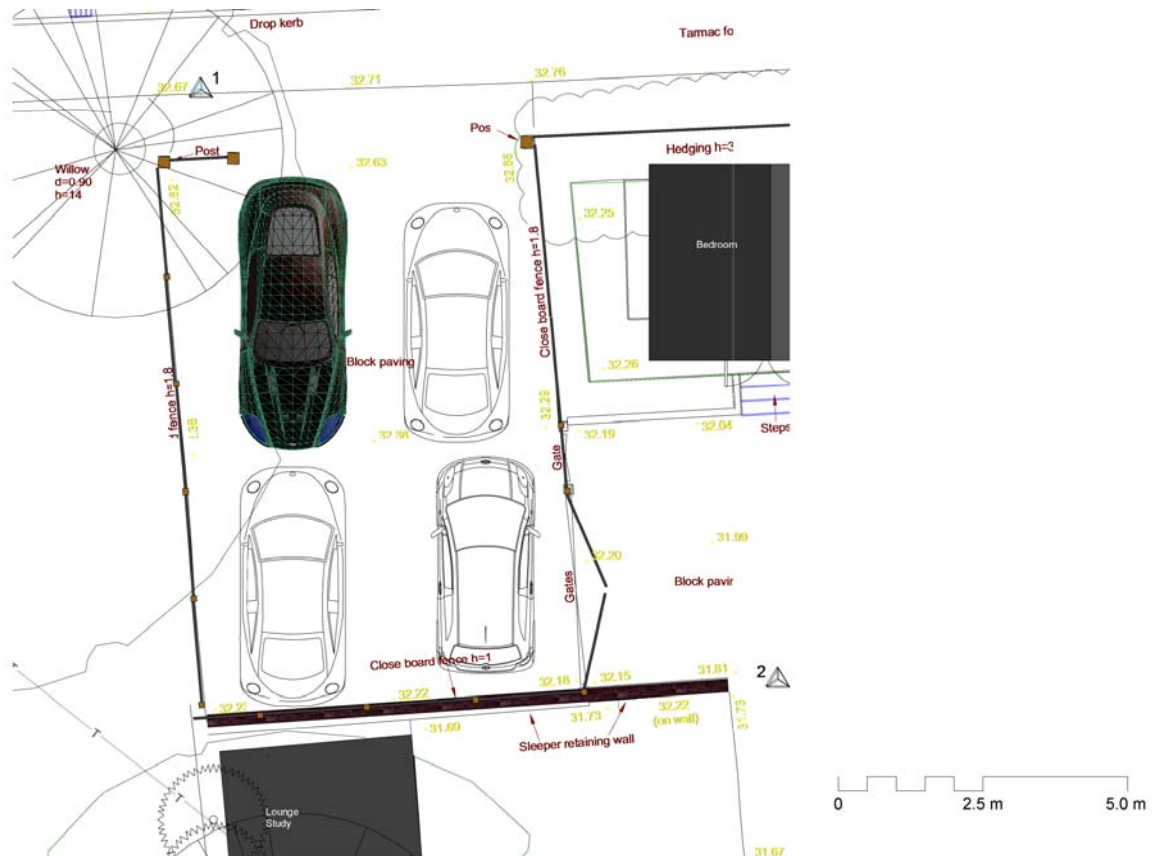


view southwards of boundary to Wargrave Road

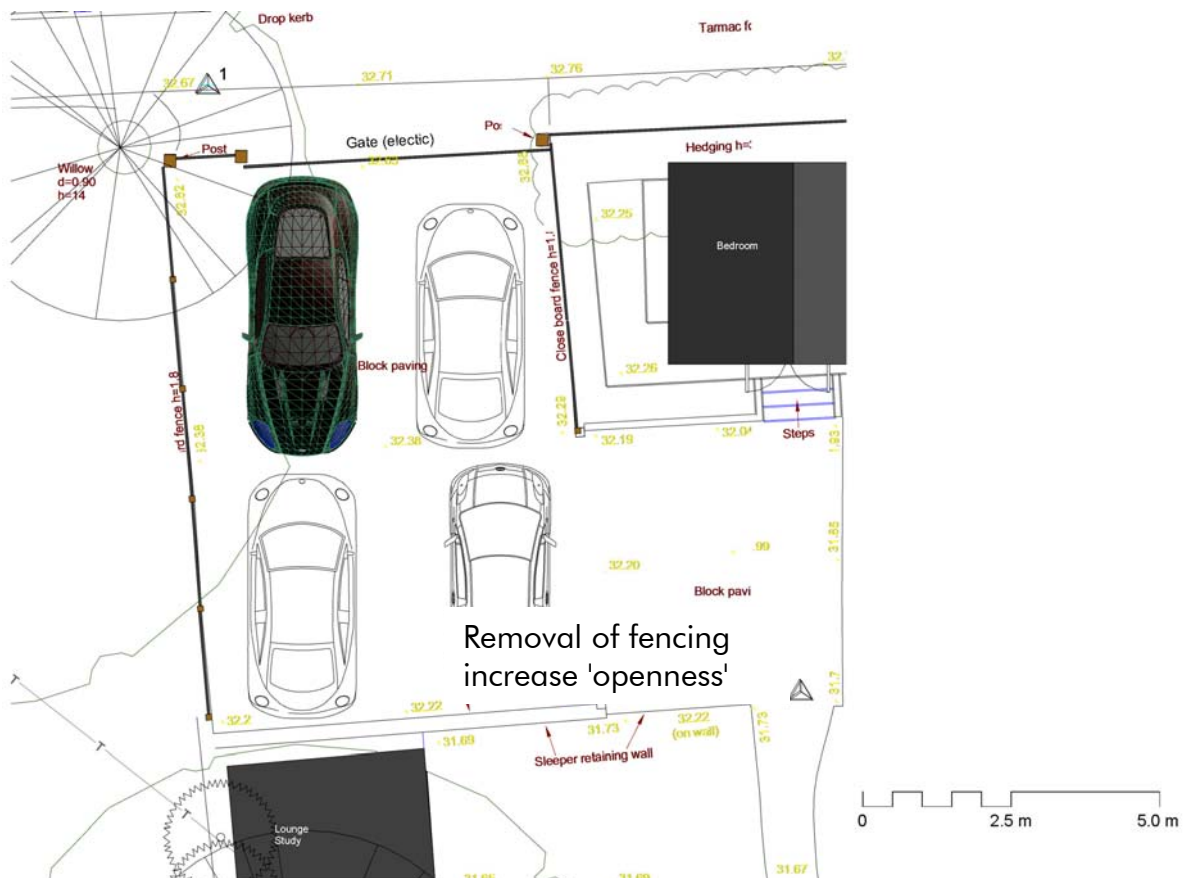


view northwards of boundary to Wargrave Road

5.0 The original access arrangement to Secundus



6.0 The current access to the site



7.0 The current arrangement:

Consists of a one piece timber sliding gate 1.8m high (electrically powered), which encloses an area allocated for car parking (four spaces).



view of frontage to Wargrave Road - showing current arrangement



view from site (parking area) towards Wargrave Road - showing current arrangement

8.0 The installation

- .1 Has been carried out primarily for reasons of security.
The current arrangement encloses an area which previously exposed parked vehicles to possible theft or vandalism.
Refer to statement by Mrs Rydzinski Appendices 10.1
- .2 The original arrangement, although with high (1.8m) close boarded fencing and c.c.t.v. was not adequately secure from 'break ins'. The open frontage allowed possible surreptitious access.
- .3 The original layout allowed road litter to accumulate and also prompted casual waste dumping.
- .4 The gates were installed on the basis of similar installations to other riverside sites along Wargrave Road. This similarity has been acknowledged by Wokingham B C.
- .5 Mr & Mrs Rydzinski believed (erroneously) that the project came within Permitted Development. Such a boundary treatment to fall within P.D. is limited to 1.0m height. The current gate is 1.8m high.

9.0 Notes

.1 Under NPPF:-

Para 11 There should be 'a presumption in favour of sustainable development'.
This proposal is sustainable, see below under WBC Core Strategy CP1

.2 Development Control elements

- .1 The NPPF sets the framework for the planning policies of WBC.
Policies of the NPPF considered relevant to this application are considered above.
- .2 The proposed development is subject to the Adopted (1910) Core Strategy Development Plan of the Wokingham Boro' Local Development Framework & MDD
- .3 Relevant policies of the Core Strategy & MDD include:-

Core Strategy

- CP1 Sustainable development
- CP3 General Principles of development
- CP7 Biodiversity
- CP9 Scale and location of development proposals
- CP12 Green Belt

MDD

- CC01 Presumption in Favour of Sustainable Development
- CC04 Sustainable Design and Construction

TB01 Development within the Green Belt

- CP1 Sustainable development
- 1) It maintains and enhances the high quality of the environment
 - 5) Minimises use of materials
 - 7) It is not impinging on agricultural land
 - 8) By its civilising quality, looks to influence the reduction of noise and other pollution generated by traffic on the A321
 - 9) Will not contribute to any increased flooding risk.
 - 10) It provides an "attractive" "functional" "accessible" "safe" "secure" scheme
- CP3 General Principles of development
- b) The scheme is functional, accessible, safe and secure.
 - c) The scheme makes no detrimental impact upon important ecological, heritage, landscape i.e. the River Thames or geological features or water courses i.e the River Thames.
- CP7 Biodiversity
- The proposal does not harm or compromise any nature conservation or biodiversity action plans.
- CP9 Scale and location of development proposals
- The proposal will not impinge detrimentally on services and facilities and could encourage general improvements to the physical environment e.g. the current eco thoughts for Wargrave Road
- CP12 Green Belt
- Including MDD Policy TB01
- The proposed development is not inappropriate development within the Metropolitan Green Belt.

9.0 In summary

The current sliding gate provides a superior environment over and above the original arrangement.

It provides greatly needed security upgrades for the occupiers.

It provides for an improved frontage to the Wargrave Road - an environmental improvement for the general good.

10.0 Appendices

.1 Security & Safety:- Statement by Mrs Rydzinski

There have been multiple occasions where we have arrived at the property and been unable to access our driveway as 'unauthorised vehicles are parked there'! Traffic wardens have been patrolling and to avoid a parking ticket the easy option is to utilise our 'private land'. This became increasingly more confrontational. Initially we tried traffic cones, but these were simply pushed aside and vehicles parked anyway! This is a particular issue during the Henley Regatta and Henley Rewind Festival.

We have witnessed on CCTV what appear to be youth's in hoodies and facemasks tampering with our vehicles and leaving rubbish in our drive.

I have moderate to profound hearing loss and rely on hearing aids which I have to take out at night, this causes severe tinnitus and I am very vulnerable with barely any hearing, I have a pet Yorkshire Terrier who up until a few years ago alerted me of any potential intruders, however at the age of nearly 14 he too is losing his hearing and site, the gates act as a security blanket.

I also have a very rare blood cancer that is incurable and progressive, Secundus provides me with essential relaxation space, I need to feel safe and secure and not at risk of intruders and or any confrontations with unauthorised vehicles owners.

My little Yorkshire terrier prior to the gates being installed escaped onto the road, which is incredibly dangerous and, in our opinion, should be 20MPH, it is an accident waiting to happen, regularly there are motorists that speed excessively along this part of Wargrave Road (in excess of 60-80MPH), in turn this pushes litter, road grit, leaves and debris into our driveway.

.2 Email from Wokingham Borough Council

Sent: 28 February 2025 10:32
To: Anita Rydzinski <arydzinski@outlook.com>
Subject: RE: SECUNDUS WARGRAVE ROAD - SITE VISIT

Dear Anita,

Thank you for meeting with me at your property on the 25th of February 2025.

I hope you are well, and that the funeral went as well as possible.

Having spoken to my manager about your property, Wokingham Borough Council can confirm the following:

Gate at the front of Secundus: As the gate is over 1 metre tall and adjacent to the highway, it does not fall under permitted development and therefore **does require planning permission**.

Replacement shed/ outbuilding: Although this shed has existed for multiple years, and I understand your reasoning for not applying for planning permission at the time, it was replaced in its entirety rather than repaired. This means it **also requires planning permission**.

Other decking and smaller sheds: These **do not** require planning permission. However, the council does recommend that you apply for a certificate of lawful development, so it does not become an issue when the property is sold.

Submission of an application does not necessarily mean permission will be granted. Applications may be made online at the www.planningportal.co.uk. Any application will be determined 'without prejudice' by the Council on its own merits. I take this opportunity to remind you that any works already undertaken have been at your own risk and expense.

Please do let me know if you have any questions.

Please can you respond to this email **within 7 days** to confirm your intentions. Any applications would be expected **within 28 days** of receipt of this email.

The advice contained in this email is an informal officer opinion made without prejudice as to the outcome of any planning application and the views of the planning committee.

Kind Regards,

Anna Valentine

Planning Officer Development Management & Compliance (Specialist)
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E-mail: Anna.Valentine@Wokingham.gov.uk

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