

TONY THORPE ASSOCIATES

CHARTERED TOWN PLANNERS

The Studio, 1 Durant Way, Tilehurst, Reading, Berks, RG31 6TR.

Telephone: 0118 942 1855

Mobile: 07831 432582 Email: tonyplan.office@gmail.com

PLANNING STATEMENT

PROPOSED DEVELOPMENT:-

Retrospective householder application for the retention of a secure timber cycle shed.

SITE LOCATION:-

Driveway adjoining 48 Franklin Drive, Wokingham RG40 5SP

PLANS AND DOCUMENTS:-

DRN 100. Combined Drawing:- 1:1250 @ A3 Location Plan.
1:200 @ A3 Block Plan.
1:50 @ A3 Plans and Elevations.

Planning Statement (this document).
CIL Documentation.

1.00 Considerations

1.01

The applicant was unaware that normal permitted development rights have been removed from this estate development by condition. As a result he mistakenly installed the secure covered store for cycles without the benefit of planning permission. The Councils Enforcement Officer (Anna Valentine) has recommended he seeks retrospective planning permission to legitimise the development, hence the current application.

1.02

There is a recent photograph of the secure timber cycle shed attached overleaf as photo 1. As can be seen it is a wholly conventional timber-clad, pitched roofed, small shed ideal for the secure storage of cycles. It replaces an original green store installed by the developer that was identical to that shown on the neighbours driveway in the following photo.

1.03

The shed measures 2.5m by 2.5m with a height to ridge of 2.6m. It is set back 4m from the back edge of the footpath and so retains the original parking space and bin store area. All elevations comprise brown stained timber cladding under a grey felt ridged roof. There is a secure single-opening timber door with security bar facing the highway (Franklin Drive).



PHOTO 1.

1.04

The cycle store contributes to sustainability and will have no demonstrable effect on safety and the free flow of traffic on the local network. Accordingly no additional access or parking arrangements are considered necessary.

1.05

The development is below the Biodiversity Net Gain Threshold and no further evidence is required.

2.00 CONCLUSIONS

2.01

For the above reasons the Council is respectfully requested to grant retrospective planning permission accordingly.

2.02

If you have any queries or require further information please do not hesitate to call.

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