

PLANNING STATEMENT



**97 HIGH STREET
WARGRAVE
RG10 8DD**

NOVEMBER 2024

R L Planning

THE SITE AND ITS SURROUNDINGS

The Site

The house

- No. 97 is a two-storey end-of-terrace family house
- It has four bedrooms on the first floor, above the kitchen and open plan sitting and dining room
- The building was Grade II Listed in 1983, with the name Chauncerie included in the statutory address
- The Listing includes the other two properties in the row (no.s 93 and 95)
- The building dates back to the early 17th Century and has various 19th and 20th Century additions and alterations
- The principal elevation of no. 97, facing the High Street / A321, is part timber-framed and has a mixture of white painted bricks and render
- The window frames, and the small canopy above the entrance door, are also white
- The clay tiled roof has a brick chimney on the front slope
- Dark timber-clad gables can be found to the side and the rear (with the latter being one of the modern extensions)
- The bricks on the rear / East elevation have been left unpainted

The curtilage

- The property benefits from a long private garden
- The main grass area is elevated above the finished floor level and rear patio
- The sunken heated swimming pool and associated outbuilding, towards the rear of the curtilage, is on land that is raised slightly higher

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- This building, shown in the Photo Sheet, is to be removed and replaced by the proposal - as confirmed below and on Sheet 01
 - There are a few small sheds / storage buildings in the central area
 - The garden is fully enclosed by a mixture of brick walls, fencing, a neighbouring building and boundary vegetation

Its Surroundings

- The property is located in the centre of Wargrave and lies within the local Conservation Area
- Nearby buildings are grouped or in terraces and dominate the narrow highway
- The designation's character is derived mainly from the buildings – their form, design and materials – but there is no predominant architectural style
- Other residential gardens abut no. 97's boundaries to the rear, including the large ones serving no. 101 High Street and 19 Bayliss Road
- There are some trees in these gardens and a **BS5837 compliant Tree Report** accompanies this supporting statement
- The Site falls within Flood Zone 1

THE PROPOSAL

- The Application is for a new outbuilding adjacent to the rear boundary of the property
- It will replace the existing timber one which is painted dark green (for clarification, this will be totally removed from the Site)
- The Wargrave Parish Design Statement has helped inform the proposal

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- The general principles and ‘residential design checklist’ set out in the Council’s Supplementary Planning Document (SPD) entitled ‘**Borough Design Guide**’ have also been taken into account during the design process
 - Whilst the proposal would not be attached to the house as per the examples given, careful consideration has been given to the guidance for Alterations and Extension in **R23** and the outbuilding:-
 - has been well designed
 - responds positively to the original building
 - contributes positively to local character
 - relates well to neighbouring properties

Profile and dimensions

- In terms of its profile, a shallow dual pitched roof is proposed with a deep overhang
- The building is rectangular in shape and - with a depth of 3.5m and a width of 7m - has a footprint of just 24.5 sqm
- It will be appropriately set in from the boundaries by at least half a metre
- The eaves level will be at 2.4m, with the ridge height limited to 3m

Use

- The new outbuilding will have a multi-purpose use as shown on the Floor Plan
- The main space will provide a relaxation area, with a strong connection with the swimming pool, as well as a home office
- The internal configuration will benefit from sliding doors, separating the storage, wc and small guest bedroom from the main area

Materials

- The principal elevation will have a plain, light-coloured timber finish with simple panelling
- All the other elevations will be finished in dark timber cladding - black charred Larch in a horizontal orientation
- A cedar shingle covering will be used for the roof

Fenestration

- The fenestration serving the outbuilding comprises a set of French doors, with matching side windows, on the principal elevation
- For additional ventilation, a side window is also proposed for the guest room and wc area
- All the glazing will have powder-coated aluminium frames, warm grey in colour
- The other two secondary elevations will be completely blank and no rooflight is proposed

Groundworks and drainage

- No trees will need to be felled to facilitate the development (please see the accompanying **BS5837 compliant Tree Report** for details)
- The existing slabs will be removed along with the outbuilding
- The ground will then be excavated for an insulated concrete base
- An adjacent water butt will manage the roof run off in a sustainable manner
- This will enable surface water run-off to be managed close to its source and for the rainwater to be used as a resource (harvested for the garden vegetation)

ADHERENCE WITH POLICY

- Due to its position, scale and appearance, the proposal would not have an adverse impact on the host building, the street scene or local amenity in general
- The area has a mixed character throughout and the proposal is compatible with the varied styles of architecture surrounding the property
- The roof profile respects the house's features and the abundance of gables in Wargrave
- Secondary buildings were traditionally erected in different materials / finishes which can help reinforce the subservience of the addition and maintain the visual primacy of the dwelling
- This is the case here but the dark cladding does reflect the timber elements that can be seen locally
- The outbuilding would only be visible from a few vantage points and its presence would not appear dominating to neighbouring properties
- There would be no overlooking or overshadowing issues and so the living conditions of local residents would not be harmed
- The proposed floorspace is proportionate to the family house and the overall garden size
- It has been demonstrated, in detail, that the project would not have a detrimental impact on the health and longevity of the nearby trees

The Core Strategy

- The proposal meets the fundamental objectives of Core Strategy **Policies CP1 and CP3** in terms of quality urban design

The Managing Development Delivery Local Plan

- It is considered that the proposal also adheres to all the relevant policies in the adopted Managing Development Delivery document, particularly **CC02, CC03 and CC10**
- Together, these seek to ensure proposals are well designed, respond positively to local context and character and are respectful of the amenity of neighbouring properties

NPPF

- The aims and objectives of these local Policies are reflected in the 2023 NPPF
- As set out at the beginning of **Section 12**, good design is a key aspect of sustainable development and creates better places in which to live and work
- In particular, **criterion c of paragraph 135** states that decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change