



121 Nash Grove Lane, Wokingham, Berkshire RG40 4HG

Community Involvement Statement (CIS)

Ref: 431.MP. 21.05.25 CIS v 1.1

Contents

- 1** Introduction and Overview
- 2** Site and Surrounding Area
- 3** Existing usage, Buildings and Proposed Replacement Dwelling
- 4** Community and Neighbourhood Involvement
- 5** Summary and Conclusion

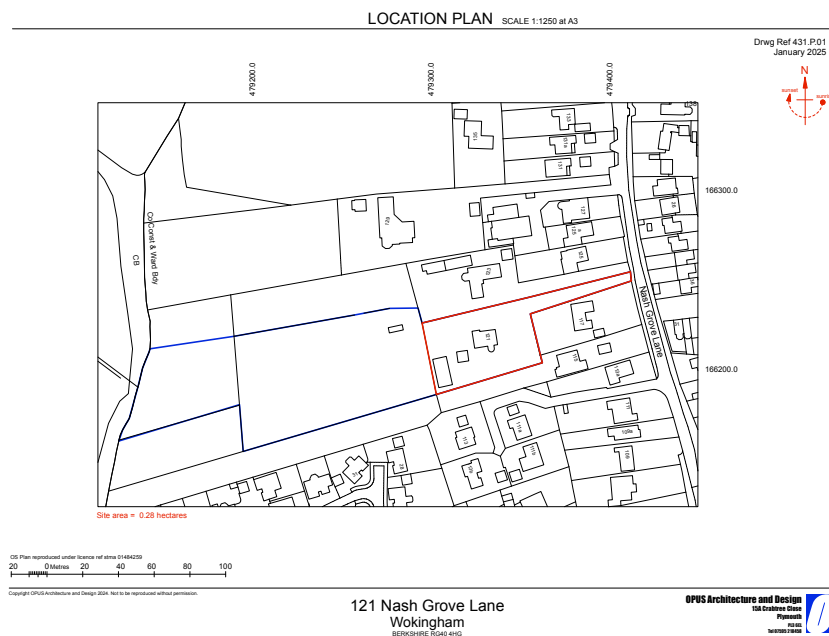
121 Nash Grove Lane, Wokingham, Berkshire, RG40 4HG Community Involvement Statement

1. Introduction and Overview

This Community Involvement Statement (CIS) has been prepared by OPUS Architecture and Design on behalf of the Applicant, Mr & Mrs Lewis Gallagher. This CIS forms part of the full planning application for this replacement dwelling with integral garage and landscaping at 145 Nash Grove Lane, Finchampstead.

The applicant purchased the existing property in 2024 and is currently live in the dwelling. both work locally. Mr Gallagher has lived in Finchampstead for over 25years, and has family in Finchampstead and Wokingham. He has over 5 years' experience working in the construction industry working with a local Building Contractor.

It their intention to a undertake and manage the construction of the replacement dwelling, as a 'self-build' project; with the intention of this being their 'forever' home. They intend living, 'on-site', in the existing dwelling whilst the replacement dwelling is being constructed.



Location Plan

2. Site Description and Surrounding Area

2.1 Finchampstead

The site is located on the northern edge of Finchampstead in the District of Wokingham, Berkshire; it is accessed via Nash Grove Lane, which connects to Barkham Ride. There are residential properties further to the south on both sides of Nash Grove Lane, but none that would be materially affected by the proposal. The surrounding context comprises residential development and open space; Sand Martins golf club is nearby. The Waverley Prep School and Nursery is just to the north-east, at the northern end of Waverley Way

No 121 NGL comprises a single detached residential dwelling with a front and rear garden, opening on to an area of open grassland with a dense screen of mature trees and planting, along all boundaries. The outbuildings, within the existing garden curtilage, include a detached double garage, a swimming pool with enclosure, a summer house and a shed.



Site Location : Aerial Photograph (Source: Google Maps 2023)

121 Nash Grove Lane, Wokingham, Berkshire, RG40 4HG
Community Involvement Statement

The front garden and rear gardens are accessed via a driveway that extends from Nash Grove Lane, between adjoining properties, bounded by timber fencing and mature planting.

There are no Listed Buildings within 500m of the site. The nearest Listed Building (Grade II) is the Church of St.James, Barkham (list no. 1118116).

The site lies within the designated Green Belt just north of the settlement boundary. It also lies within the 5Km zone of the Thames Basin Heaths Special Protection Area (TBHSPA).

Part of the access drive, off Nash Grove Lane, falls within an area designated as of 'Urban Landscape Value' within the WBC Proposals Map.

There are no other policy designations affecting the site.

There are no TPOs on the property.

2.2 Plot setting and boundary conditions

Immediately abutting the site to the east is 117 Nash Grove Lane, a detached dwelling with detached double garage.

To the north is 123 NGL (a two-storey extension is currently under construction) and to the south, 111A and 113 NGL.

To the west of the application site is an area of open area of grassland, which is the ownership of the Applicant.

To the north, south and east, the timber fence boundaries with mature, dense hedgerows and trees screen the site from all viewpoints.

3. Existing usage, Buildings and Proposed Replacement Dwelling

This submission seeks planning permission for a replacement dwelling at 121 Nash Grove Lane.

The description of development is as follows:

“Demolition of existing residential dwelling, detached double garage, and outbuildings, and construction of replacement dwellinghouse (Use Class C3), with integral garage and landscaping.”

The replacement dwellinghouse is proposed to the side of the existing dwelling to the street, and sits within a ‘notational building’ line with neighboring properties, and properties along Nash Grove Lane.

Whilst the site does not fall within a Conservation Area (CA), it is designated as Countryside within the WDC Local Plan. As such, great care was taken in terms of design, massing and choice of materials to ensure that the replacement dwelling will sit discretely within this sensitive setting, at the edge of the village and in a semi-rural environment. The overall visual impact of the proposed development, when assessed against both criteria is comprehensively addressed within the Landscape and Visual Impact Assessment (LVIA), submitted with this application. We do not intend to re-iterate the detailed findings here, suffice to say that the assessment concluded that there would be little or no impact upon the setting.

To achieve these objectives, we carried out a detailed analysis of the plot, looking at views to and from the plot, existing vegetation and tree and the physical relationship with the adjoining properties.

Nash Grove Lane (NGL) has a mix of dwellings styles, the majority of which are older housing stock, bungalows, chalet style houses with some large detached two storey houses.

Immediately surrounding and adjoining the site there are a two storey houses, and single bungalows with attic rooms and/or partial two storey extensions/elements.

4.0 Community involvement

This section discusses the community involvement undertaken prior to submission of the planning application for the replacement dwelling, a summary of the development and conclusion.

The site does not lie within a Neighborhood Plan Area. As a result, the Parish Council has not been involved in the design development of the proposed replacement dwellinghouse.

The applicant has spoken with some of the adjoining owners regarding their aspirations to build a replacement, family dwelling, including the owners of no's 115, 117, 123 and 125 Nash Grove Lane.

They presented each with a set of plans and elevations. The design was well received and with very positive and encouraging comments regarding the design. To the best of our knowledge only one concern was raised, and this is described below.

The owners of No 117 did raised a concern regarding the windows at the first floor, on the front/east elevation, in respect of potential over-looking. No 117 is a 1.5/2 storey detached dwelling.

We would comment as follows:

- Clearly the replacement dwelling, currently a single-story bungalow, will have a different relationship which the surrounding properties, as the replacement dwelling is part single storey and part two storey. However, we have been careful to ensure that there are just two windows to the habitable rooms at first floor on that elevation, and these are Bedroom windows, not 'living' accommodation i.e. Lounges/Studies etc.,
- In addition, the location of the replacement dwelling has a separation distance of circa 69m from the rear elevation of No 117 (refer to Drwg P.04. Block Plan: Proposed). The current separation distance is 44m, this represents an increase of over 50% and is considerably more than most of the dwellings along NGL.

The Applicants are involved within the local community and, with other family members, regularly attend the Finchampstead Baptist Centre.

They have recently become involved with the Local Neighborhood Watch Group.

Details of the application will be forwarded to the Parish Council, and the local neighbors at the time of submission, and the Agent has offered to meet with any members, or residents should they wish to do so. Likewise, key documents, were also circulated to the adjoining neighbors, by the Agent.

5. Summary and Conclusion

This Community Involvement Statement has been prepared in support of a planning application for the proposed replacement dwellinghouse at 121 Nash Grove Lane.

The proposed development comprises:

- the demolition of the existing detached residential dwelling
- the demolition of the detached double garage
- the infilling of the swimming pool and removal of the enclosure
- the removal of an existing summer house
- the removal of an existing shed/store

The construction of the replacement dwellinghouse (Use Class C3), will include landscaping enhancements and associated works. In designing the replacement dwelling we have taken great care to respect the following principles, to ensure that the new dwelling will be built to the highest standards and to ensure that none of the nearby residential occupiers would be materially affected by the proposed replacement dwelling.

- Respect the adjoining properties ensuring no overlooking or loss of amenity issues.
- Use materials, sympathetic to the region and the semi-rural location.
- Respect the Dark Sky light issues.
- Identify, protect, and enhance the biodiversity on the site.
- Use renewable energy within the design where possible.
- Ensure the build is as sustainable as possible.

In summary:

- The siting, massing and design of the proposed dwellings is consistent with the character and settlement pattern of the village.
- The careful design of the dwelling on one and two storeys, when coupled with the topography and densely planted site boundaries will ensure that there is no harmful visual impact upon the surrounding area.
- The separation distances between the existing properties will ensure that there is no negative impact or loss of amenity suffered by any adjacent properties
- The external appearance and use of materials is consistent with the surrounding dwellings.
- The construction and operation of the dwelling will be to high environmental and energy efficiency standards, including the provision for solar energy.