



Planning

Planning Statement

Client:

Harjeet Singh

72 Crockhamwell Road

Woodley, RG5 3LD

Erection of a single storey front extension to form a porch and part two storey, part first floor side and part two storey, part single storey rear extensions.

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1. Introduction

- 1.1 This statement is produced to support a planning application for householder extensions at 72 Crockhamwell Road, Woodley, Reading RG5 3LD. Permission is largely sought retrospectively.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Rammurti Design LTD:
- Location & Site Plans (CMR72:501)
 - [Ground] Floor Plans As Pre-Existing (CMR72:502)
 - [First] Floor Plans As Pre-Existing (CMR72:503)
 - [Ground] Floor Plans As Existing (CMR72:504)
 - [First] Floor Plans As Existing (CMR72:505)
 - Ground floor Plan – As Proposed (CMR72:506)
 - [First] Floor Plans As Proposed (CMR72:507)
 - Elevations As Pre-Existing (CMR72:508)
 - Elevations As Existing (As Built) (CMR72:509)

The relevant application fee of will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The development comprises of the existing two storey detached dwelling of 72 Crockhamwell Road, Woodley, Reading RG5 3LD, UK. The site lies within the major development location of Woodley.
- 2.2 The character of the area comprises of predominately residential with a mix of two storey and single storey detached, semi-detached and terraced properties of varying designs arranged in a frontage development with a fairly consistent building line.

3. Planning History

- 3.1 Application Ref 202147 'Householder application for a proposed erection of a single storey front extension to form a porch and part two storey, part first floor side and part two storey, part single storey rear extensions.' Approved on 30 September 2020.

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).
- 4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.3 **Use and Amount:** The development use involves the erection of a part two storey, part first floor side extension, and part two storey, part single storey rear extension, with a single storey front extension forming a porch.
- 4.4 The development has commenced (though is not completed) and as such is for retrospective permission.
- 4.5 **Layout and Scale:** The extensions have a total height of two storeys in lines with the height of the existing dwelling, and situated to the northern side elevation and rear elevation, excluding the modest front porch extension.
- 4.6 **Landscaping:** The development seeks to retain existing landscaping on site.
- 4.7 **Appearance:** The extensions have been designed sympathetically to the existing dwelling and will seek to use materials of the same appearance.

- 4.8 **Access & Parking:** The development results in the loss of the garage however adequate parking is provided on the driveway.

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 39 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”. Paragraph 124 of the NPPF comments that planning should “promote an effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.
- 5.3 Paragraph 61 confirms the Government’s objective to boost the supply of housing, and paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
- 5.4 Paragraph 131 identifies that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”, whilst paragraph 139 states that significant weight should be given to “outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

- 5.5 The National Design Guide builds on the above, and clarifies that “well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use” (para 109).
- 5.6 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration in all planning applications. In this instance, the relevant development plan documents include:
- Core Strategy Development Plan Document (2010) (CS)
 - Managing Development Delivery Local plan (2014) (MDD)
- 5.7 The Council has produced a Local Plan Update (LPU) (2020). Whilst this has not yet been adopted, it can still be given little weight as part of the application.
- 5.8 The Borough Wide Design Guide SPD (adopted May 2012) is a material consideration.
- 5.9 MDD Policy CC01 - Presumption in Favour of Sustainable Development states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay unless material considerations indicate otherwise.
- 5.10 CS Policy CP9 states that the scale of development proposals in Wokingham Borough must reflect the existing or proposed levels of

facilities and services at or in the location, together with their accessibility.

5.11 Development proposals within development limits will be acceptable in (inter alia):

'1) The major development locations of Earley, Green Park, Shinfield (North of M4), Twyford, Winnersh, Wokingham and Woodley;'

5.12 As the site is located within a Major Development Location of Woodley, the principle of residential extension and alterations is acceptable subject to their being no adverse impacts upon the character of the area or the amenity of neighbouring occupants.

5.13 **Character and Appearance of the Area:** Crockhamwell Road is a residential road within the Major Development Location of Woodley, Policy CP3 of the Core Strategy states that Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

5.14 Dwellings along Crockhamwell Road comprise long thin plots with a mixed character consisting of predominantly red brick dwellings. No. 70 and 72 Crockhamwell comprise of similar plot sizes and dwellings set back from the highway by residential driveways.

5.15 The Wokingham Borough Design Guide at paragraph 4.11 states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties. As such, the proposal retains the consistent building line and does not unbalance the rhythm of the frontage in accordance with the Borough

Design Guide. The extensions are subservient to the host dwelling, and the resultant dwelling would not be disproportionate to the relatively large plot size.

- 5.16 The extensions have been designed to be sympathetic to the host dwelling and the wider character of the area and as such is found to accord with Policy CP3
- 5.17 **Residential Amenity – Current Occupants:** The development seeks for the creation of an open plan living/dining room, dining to the ground floor and two bedrooms to the first floor.
- 5.18 **Residential Amenity – Neighbouring Properties:** The proposed garage will be sited to the northern boundary of the existing dwelling, facing on the adjacent neighbouring properties. The design ensures that both neighbouring properties are ensured to have 45-degree splay from their habitable rooms therefore no significant impact has been made. With regards to overlooking, the proposed does not include an additional windows facing onto the neighbouring properties. As such it is anticipated that the development will not amount to any changes or impacts in existing neighbouring residential amenity.
- 5.19 **Trees and Landscaping:** Existing trees and landscaping on site are to be retained, any issues that may arise can be addressed via condition.
- 5.20 **Transport and Parking:** The development results in the loss as of the garage, however the dwelling benefits from a large driveway area for the parking of three cars, according with the requirements of the Wokingham Borough Council Parking Standards.

- 5.21 **Drainage and SuDS:** The site falls within Flood Zone 1 which carries the lowest risk of fluvial flooding, as such, a site specific flood risk assessment is not required.
- 5.22 **Ecology:** This is not a requirement of this application.
- 5.23 **Contamination:** No impact given existing residential use.
- 5.24 **Archaeology:** The site is located outside of any area of high archaeological potential.
- 5.25 **Community Infrastructure Levy:** Wokingham Council adopted a CIL charging schedule on 19 February 2015.
- 5.26 The development constitutes an amendment to planning permission 202147, in terms of internal floor space proposed. Whilst works have commenced, the retained ground floor space equates to 65.8 sqm (see also Appendix 1).
- 5.27 The floorspace upon completion would form 121.0 sqm to the ground floor and 41.2 sqm to the first floor (when including the staircase). This totals 162.2 sqm, and deducting the existing floorspace equates to 96.4 sqm of chargeable floorspace.
- 5.28 As the development is less than 100 sqm in net increase, the development is not CIL liable.

6. Conclusion

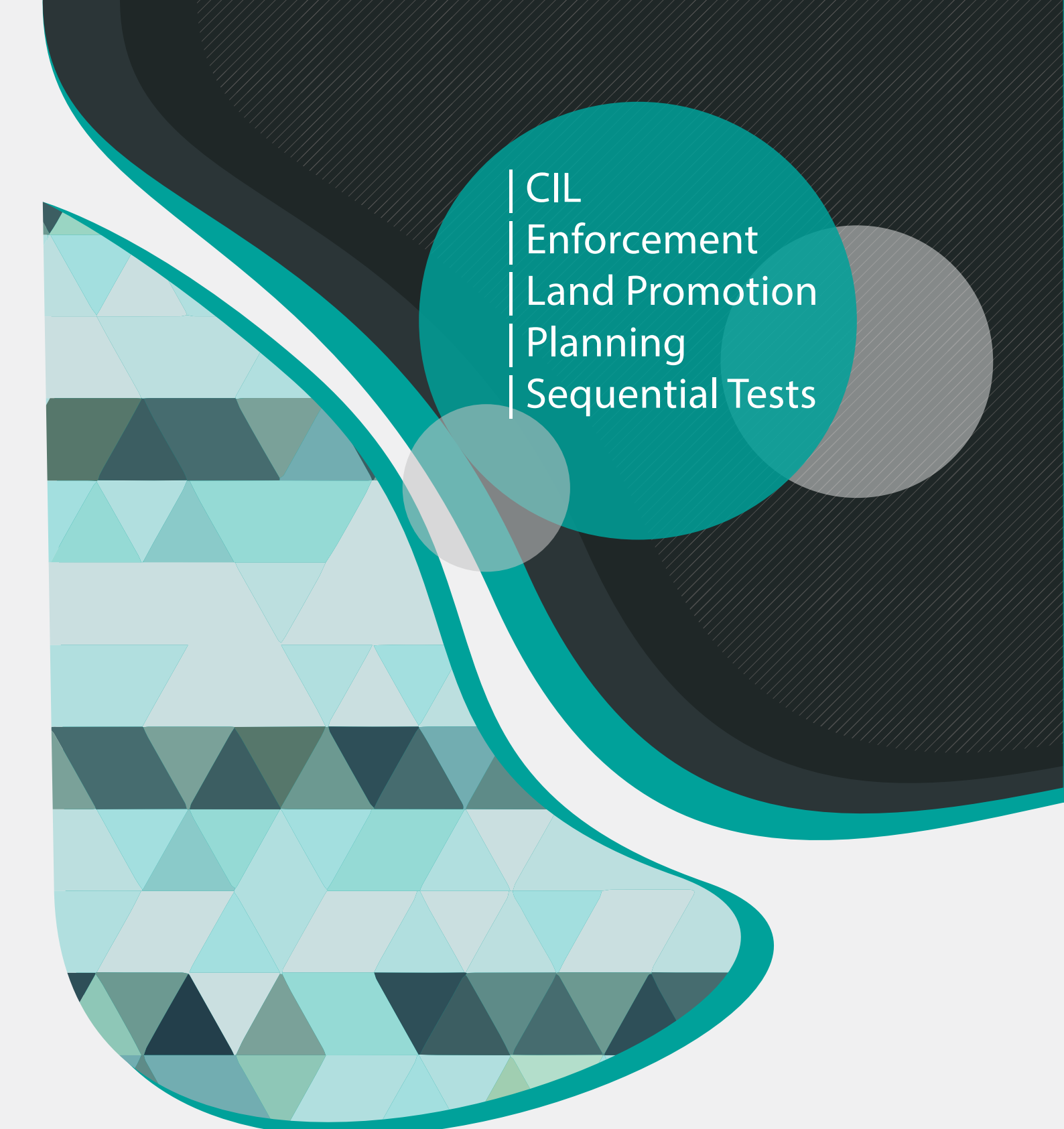
- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would not have any adverse effect on the character of the area or the amenity of neighbouring residents.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

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