

PLANNING STATEMENT

Householder application

LAND AT CHERRYLANDS,
NEW MILL ROAD,
FINCHAMPSTEAD,
RG40 4QU



ARCHITECTURE + PLANNING

Introduction:

This Planning Statement is submitted in support of a householder planning application at Cherryland's, New Mill Road, Finchampstead, RG40 4QU. The proposal seeks planning permission for the construction of a single storey rear extension and a first floor rear extension, alongside the demolition of two existing outbuildings and a single storey side extension. The property lies within designated countryside; as such, this statement outlines the justification for the proposed development, demonstrating that it is proportionate, appropriate, and results in an overall improvement in the site's built form and visual character.

The property has recently been granted planning approval for the single storey rear extension and first floor rear extension, along side the demolition of two existing outbuildings under planning ref. 251650. All that differs under this new application is the introduction of the proposed single storey side extension.

Site Context and Background:

Cherryland's is a detached residential dwelling situated on New Mill Road within a semi-rural location designated as countryside under the local planning policies. The existing dwelling has a footprint of approximately 157m², and the site currently accommodates two detached outbuildings, each with a footprint of approximately 40m², contributing to a total built footprint of 237m².

The surrounding area comprises sporadic residential properties in generous plots, interspersed with trees and hedgerows, typical of a countryside setting. The property benefits from a large plot with mature boundary treatments, ensuring a high degree of visual containment.

The Proposal

The application proposes the following:

- A single storey rear extension.
(Approved under planning ref. 251650)
- A first floor rear extension over part of the existing ground floor.
(Approved under planning ref. 251650)
- The demolition of two existing outbuildings.
(Approved under planning ref. 251650)
- A single storey side extension

The purpose of the proposal is to rationalise and enhance the internal layout of the dwelling, improve the quality and cohesion of the rear elevation, and provide additional living accommodation better suited to modern family life.

This statement should be read in conjunction with the accompanying plans which clearly illustrate the existing and proposed footprints.

Design and Appearance

The majority of the proposed extensions are primarily located to the rear of the existing dwelling and are therefore largely screened from public view. In addition, a modest single-storey side extension is proposed, which will be visible on the front elevation. However, due to its single-storey scale, subservient form, and the site's heavily screened frontage — including a high brick wall and entrance gates — the extension will not be readily perceptible from the public realm.

As such, the proposals will have no adverse impact on the visual amenity of the streetscene or the wider landscape character.

The existing rear elevation has been subject to piecemeal extensions, resulting in a disjointed and architecturally incoherent appearance. The proposed development has been carefully designed to rationalise and improve this arrangement, creating a more cohesive and balanced elevation that reflects the proportions and detailing of the original dwelling. Materials will match the existing building to ensure visual continuity and to preserve the overall character of the property.

Countryside Policy Considerations

Whilst the property is located within designated countryside, the proposal represents only a very modest increase in built footprint on the site. The breakdown is as follows:

- Existing dwelling: 157m²
- Existing outbuildings: 2 × 40m² = 80m²
- **Total existing footprint: 237m²**

- Proposed extended dwelling footprint: 261m²
- **Net increase in footprint: 24m²**

The proposed increase in footprint is limited in scale and results from the consolidation of existing built form into a single, more efficient and coherent arrangement. The removal of separate outbuildings and their integration into the main dwelling reduces visual clutter across the site and improves the overall spatial quality and legibility of development.

Given the modest scale of the increase, the proposal does not result in encroachment into the countryside, nor does it constitute overdevelopment of the plot. The development remains proportionate to the size of the site and preserves the open and rural character of its surroundings.

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The proposal is consistent with the aims of Policy CP11 (Proposals Outside Development Limits) of the Wokingham Core Strategy, which permits development in the countryside where it does not lead to inappropriate scale, mass, or bulk and where it conserves the character of the countryside. The design also accords with Policy CC03 (Green Infrastructure, Trees and Landscaping) of the Managing Development Delivery Local Plan (MDD), ensuring that the countryside setting is protected and appropriately respected.

Residential Amenity & Landscape Impact

The majority of the proposed extensions are located entirely to the rear of the property, with the exception of a single-storey side extension and are of a domestic scale. Given the separation distances and the established boundary vegetation, there is no adverse impact on the amenity of neighbouring occupiers.

Furthermore, the proposals have been carefully designed to minimise arboricultural impact. All existing trees on site are to be retained, and no tree removal is proposed. A limited and localised incursion into root protection areas is required to facilitate the single-storey side extension; however, this is minor in nature, comprising an encroachment of approximately 4.1% into the RPA of T22 and approximately 0.72% into the RPA associated with group G21.

These minor incursions are not considered to result in any material harm to the health, stability, or long-term retention of the affected trees and can be satisfactorily managed through appropriate construction techniques. Further detail and justification are provided within the submitted arboricultural information prepared by GHA Trees.

The proposals will not result in any unacceptable impact on biodiversity, and the modest increase in built footprint will not lead to a worsening of surface water runoff, with existing permeable areas retained and drainage arrangements remaining appropriate for the scale of development.

Sustainability Considerations

The proposed extension has been designed to support the aims of sustainability and energy efficiency. While not a major development, the project will embrace the principles of low carbon living through the careful selection of sustainable and high-performance building materials. The extension will incorporate modern construction techniques to minimise energy consumption, including high levels of insulation and thermally efficient glazing. These measures will contribute to reducing the building's overall environmental impact and support the wider objective of mitigating climate change.

Conclusion

In summary, the proposed development at Cherryland's represents a proportionate and well-considered extension to an existing dwelling within the countryside. The proposals build upon the recently approved scheme (planning reference: 251650) and introduce only a modest single-storey side extension, which is subservient in scale, carefully sited, and effectively screened from public view.

The development results in a more coherent and efficient built form through the removal of disparate outbuildings and their integration into the main dwelling. The limited increase in footprint is modest in scale, appropriate to the size of the plot, and does not result in encroachment into the countryside or harm to its rural character.

The design has been carefully developed to preserve visual amenity, safeguard neighbouring residential amenity, and minimise landscape and arboricultural impacts, with all trees retained and only very minor, well-justified incursions into root protection areas, as detailed within the submitted arboricultural information.

Overall, the proposal accords with the relevant provisions of the Wokingham Core Strategy and the Managing Development Delivery Local Plan, particularly Policies CP11 and CC03. The scheme represents a sustainable, policy-compliant form of development that improves the functionality and appearance of the dwelling without giving rise to any material planning harm. Therefore, it is respectfully submitted that planning permission should be granted.



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