

PLANNING STATEMENT

Householder application

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



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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. 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.

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.
- A first floor rear extension over part of the existing ground floor.
- The demolition of two existing outbuildings.

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 proposed extensions are exclusively to the rear of the existing dwelling and are therefore entirely screened from public view. The alterations will have no impact on the visual amenity of the streetscene or wider landscape character.

The current rear elevation has suffered from piecemeal extensions that have created a disjointed and architecturally incoherent appearance. The proposed development has been carefully designed to address these issues, bringing a more cohesive and balanced rear elevation that reflects the proportions and detailing of the existing dwelling. The materials proposed will match the existing building to ensure continuity and retain the overall character of the property.

Countryside Policy Considerations

Whilst the property is located within designated countryside, the proposal represents a net reduction in built footprint on the site. The breakdown is as follows:

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

- Proposed extended dwelling footprint: 234m²
- **Net reduction in footprint: 3m²**

This results in a modest reduction in overall built form, ensuring that the proposal does not represent encroachment into the countryside or an overdevelopment of the plot. The consolidation of built form into a single, more efficient footprint is consistent with the objectives of countryside policy and contributes positively to the spatial quality of the site.

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 supports the character of the countryside. The design also aligns with Policy CC03 (Green Infrastructure, Trees and Landscaping) of the Managing Development Delivery Local Plan (MDD), ensuring that the countryside setting is protected and enhanced.

Residential Amenity & Landscape Impact

The proposed extensions are located entirely to the rear of the property 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 no arboricultural impact. All existing trees on site are to be retained, and the proposed extensions do not encroach upon root protection zones or require the removal or pruning of any trees. The proposals will also have no negative impact on biodiversity, and the modest reduction in built footprint ensures there is no worsening of surface water runoff.

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

The proposed development represents a carefully considered and proportionate extension to an existing dwelling. Through the demolition of two existing outbuildings and the rationalisation of built form to a single footprint, the proposal achieves a net reduction in built footprint on the site—from 237m² to 234m². This not only aligns with the objectives of countryside protection policies but also contributes positively to the overall spatial and environmental quality of the plot.

In addition to the quantitative reduction in built form, the development offers qualitative improvements. The proposed rear extensions address the currently fragmented and incoherent rear elevation by introducing a balanced and cohesive design. The extensions are carefully scaled, well-articulated, and use materials in keeping with the host dwelling, ensuring architectural continuity and visual harmony.

As the extensions are positioned solely to the rear, the proposal avoids any impact on the public realm or wider landscape. There is no harm to residential amenity or to existing trees, all of which are to be retained. In fact, the development results in a slight reduction in hardstanding and built coverage, further enhancing its environmental credentials.

Taking all these factors into account—the modest scale of the development, the net decrease in built footprint, the design-led improvement in appearance, the environmentally conscious construction, and the absence of adverse impacts—it is clear that the proposal represents a sustainable and policy-compliant form of development. It is therefore respectfully submitted that planning permission should be granted.



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