



PLANNING STATEMENT

**PERMISSION IN PRINCIPLE APPLICATION FOR THE
CONSTRUCTION OF 2 NO. DWELLINGS at**

Land adjacent to 1 Ilbury Close, Shinfield, Reading, RG2 9DE.

**PREPARED BY
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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of the applicant in support of an application for Permission in Principle (PiP) for the construction of 2 dwellings on land adjacent to 1 Ilbury Close, Shinfield, Reading, RG2 9DE.
- 1.2 Permission in Principle is sought to establish the acceptability of the proposed residential development in terms of its use, location and amount of development. Detailed matters relating to the design, appearance, landscaping, access and drainage of the development would be considered through a subsequent Technical Details Consent application.
- 1.3 This Statement demonstrates that the principle of residential development on the site is acceptable and accords with the relevant provisions of the Development Plan and the National Planning Policy Framework (NPPF). The proposed development would make effective use of an underutilised parcel of land within a sustainable location and would contribute towards the delivery of additional housing within the Borough.
- 1.5 The Statement should be read alongside the accompanying plans and supporting documentation submitted as part of this application.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site comprises a vacant parcel of land located adjacent to 1 Ilbury Close, Shinfield, Reading, RG2 9DE. The site forms part of the residential curtilage associated with the existing dwelling and occupies a prominent corner position at the junction of Ilbury Close and Wheatfields Road.
- 2.2 Historically, the site accommodated a side extension and garage associated with the host dwelling. These structures have since been demolished, leaving an enclosed parcel of land which is currently vacant and underutilised.
- 2.3 The site is situated within an established residential area characterised by a mix of detached, semi-detached and terraced dwellings of varying ages and designs. Development in the surrounding area is predominantly two storeys in height and is set within well-defined residential plots.
- 2.4 Residential properties immediately adjoin the site to the north, east and south, whilst further residential development is located opposite the site along both Ilbury Close and Wheatfields Road. The surrounding area exhibits a spacious suburban character with a consistent residential appearance.

- 2.5 The site benefits from an established relationship with the surrounding highway network and is readily accessible from the public highway. Existing residential development within the immediate vicinity demonstrates the suitability of the area for additional residential accommodation.
- 2.6 Shinfield is identified as a sustainable settlement containing a range of services and facilities including schools, shops, community facilities, employment opportunities and public transport links. Future occupiers of the development would therefore have access to day-to-day services without reliance on longer distance travel.
- 2.7 The site's location within an established residential area, together with its relationship to surrounding development and local services, makes it well suited to accommodate a modest residential development.

3.0 PLANNING HISTORY

- 3.1 A review of the Council's online planning register has not identified any planning history directly relevant to the proposed Permission in Principle application.

4.0 PROPOSAL

- 4.1 This application seeks Permission in Principle (PiP) for residential development comprising the construction of 2 no. dwellings on land adjacent to 1 Ilbury Close, Shinfield.
- 4.2 Permission in Principle applications are concerned with establishing the acceptability of the proposed use, location and amount of development. Accordingly, this application seeks to establish the principle of residential development on the site, with all detailed matters to be considered through a subsequent Technical Details Consent application.
- 4.3 Indicative plans have been prepared in support of the application to demonstrate that the site is capable of accommodating two dwellings together with associated parking, private amenity space, landscaping and access arrangements.
- 4.4 The indicative scheme illustrates a pair of two-storey, three-bedroom dwellings positioned within the vacant parcel of land to the side of the existing dwelling at 1 Ilbury Close. The proposed development would make effective use of an underutilised site whilst remaining proportionate to the scale and character of surrounding residential development.

- 4.5 The indicative plans demonstrate that the proposed amount of development can be accommodated comfortably within the site boundaries.

5.0 ELIGIBILITY FOR THE PERMISSION IN PRINCIPLE PROCESS

- 5.1 Section 58A and Section 59A of the Town and Country Planning Act 1990 provide for the grant of Permission in Principle (PiP) for housing-led development. The relevant subordinate legislation is the Town and Country Planning (Permission in Principle) Order 2017 (as amended).
- 5.2 In accordance with Part 2A, Article 5B of the Order, a Local Planning Authority may only grant Permission in Principle for development which is not major development, habitats development, householder development or Schedule 1 development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 5.3 The proposed development comprises the erection of up to two dwellings on a site measuring less than 1 hectare. The Proposal therefore does not constitute major development. The Site is not subject to any known European site constraints, the Proposal does not constitute EIA development, and it is not householder development.
- 5.4 The Proposal is therefore eligible to be considered through the Permission in Principle process.
- 5.5 In accordance with Article 5A(3) of the Town and Country Planning (Permission in Principle) Order 2017, the application specifies a minimum and maximum net number of two dwellings. Accordingly, the application seeks Permission in Principle for a minimum of 2 dwellings and a maximum of 2 dwellings.

6.0 PLANNING POLICY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2 The Development Plan for the site comprises the Wokingham Borough Core Strategy (2010) and the Managing Development Delivery Local Plan (2014). The Wokingham Borough Local Plan Update is currently progressing through the examination process and, whilst it is a material consideration, only limited weight can presently be attributed to its policies.

6.3 National planning policy is set out within the National Planning Policy Framework (NPPF) which seeks to achieve sustainable development through the economic, social and environmental objectives of the planning system.

- Chapter 2 – Achieving Sustainable Development;
- Chapter 5 - Delivering a sufficient supply of homes;
- Chapter 11 – Making Effective Use of Land;

Wokingham Borough Core Strategy (2010)

- CP1 – Sustainable Development;
- CP9 – Scale and Location of Development Proposals; and
- CP17 – Housing Delivery.

Managing Development Delivery Local Plan (2014)

- CC01 – Presumption in Favour of Sustainable Development;
- CC02 – Development Limits;

6.4 In addition, the following emerging policies within the Wokingham Borough Local Plan Update are considered relevant material considerations:

- SS1 – Sustainable Development Principles;
- SS2 – Spatial Strategy and Settlement Hierarchy;

6.5 The NPPF places significant emphasis on significantly boosting the supply of homes, making effective use of land, directing development towards sustainable locations and supporting well-designed places. These objectives are directly relevant to the proposed development.

6.6 This Statement demonstrates that the proposed residential development accords with the overarching objectives of the Development Plan and the NPPF.

7.0 Principle of Development

Location

- 7.1 The application site is located within the defined development limits of Shinfield and forms part of an established residential area. The site is surrounded by existing residential development and occupies a sustainable location with access to a range of services, facilities and employment opportunities.
- 7.2 Core Strategy Policy CP9 directs development towards settlements and locations capable of accommodating growth, whilst Policy CC02 of the Managing Development Delivery Local Plan supports development within defined development limits. The Site accords with this spatial strategy and represents a sustainable location for additional residential development.
- 7.3 Future occupiers would benefit from convenient access to local shops, schools, community facilities, public transport services and the wider highway network. The Site is therefore well placed to support additional residential development and reduce the need to travel by private car.
- 7.4 The proposal would make effective use of a vacant and underutilised parcel of land within the built-up area of Shinfield and would therefore accord with the objectives of the Development Plan and the National Planning Policy Framework in directing development towards sustainable locations.

Land Use

- 7.5 The proposed use of the Site for residential purposes is entirely compatible with the surrounding pattern of development. The Site is enclosed by existing residential properties and forms part of a predominantly residential area.
- 7.6 Residential development therefore represents a logical and appropriate use of the Site. The proposal would not introduce an incompatible or conflicting land use and would integrate naturally with the established character and function of the surrounding area.
- 7.7 The proposed residential use accords with Core Strategy Policies CP1 and CP17, which support sustainable development and the delivery of additional housing within suitable locations.

Amount of Development

- 7.8 The application seeks Permission in Principle for the construction of 2 no. dwellings.

- 7.9 The proposed quantum of development is modest and proportionate to the size of the Site. The indicative plans submitted in support of the application demonstrate that two dwellings can be accommodated comfortably within the site boundaries.
- 7.10 The proposal would represent an efficient use of previously developed residential land within the settlement boundary whilst remaining appropriate to its context and surroundings.
- 7.11 The provision of two dwellings would make a positive contribution towards local housing supply in accordance with Core Strategy Policy CP17 and the objectives of the National Planning Policy Framework to significantly boost the supply of homes.
- 7.12 It is therefore considered that the amount of development proposed is appropriate and acceptable in principle.

Summary

- 7.13 Accordingly, the proposal satisfies the three matters to be considered through the Permission in Principle process, namely the location of the development, the proposed residential land use and the amount of development proposed. The principle of residential development is therefore considered acceptable.

8.0 OTHER MATTERS

- 8.1 This application seeks Permission in Principle only. As such, the scope of assessment is limited to the location, land use and amount of development proposed.
- 8.2 Matters relating to design, appearance, landscaping, residential amenity, highways, drainage, ecology and arboriculture are not matters for detailed consideration at this stage and would be assessed through a subsequent Technical Details Consent application.
- 8.3 Nevertheless, there are no known physical or environmental constraints identified at this stage which would prevent the delivery of residential development on the Site.

9.0 CONCLUSION

- 9.1 This application seeks Permission in Principle for the construction of 2 no. dwellings on land adjacent to 1 Ilbury Close, Shinfield.
- 9.2 The application site is located within the defined development limits of Shinfield and occupies a sustainable location within an established residential area. The proposal would make effective

use of a vacant and underutilised parcel of land whilst contributing towards the delivery of additional housing within the Borough.

- 9.3 The proposed development accords with the overarching objectives of the Wokingham Development Plan, including those relating to sustainable development, housing delivery and the efficient use of land. The proposal is also consistent with the aims and objectives of the National Planning Policy Framework.
- 9.4 The proposed amount of development represents an appropriate and proportionate form of residential development within a sustainable location inside the development limits of Shinfield.
- 9.5 For the reasons set out within this Statement, it is considered that the proposed development represents a sustainable and appropriate form of development and that Permission in Principle should therefore be granted.