

TOWN & COUNTRY PLANNING ACT 1990

MRS STURGEON AND MR BRAND

PLANNING STATEMENT

**38 ELIZABETH ROAD
WOKINGHAM
RG40 1UB**

Erection of outbuilding and construction of rear garden terracing

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1. Introduction

- 1.1 This Planning Statement is submitted in support of a householder application by Mrs Sturgeon and Mr Brand for '*the erection of an outbuilding and construction of rear garden terracing*'. The submission follows the request by the Council's planning department to lodge an application for part retrospective permission as the works themselves are now at an advanced stage of completion having commenced without the benefit of planning permission in February 2026.
- 1.2 This statement confirms that the proposal complies with adopted Council policy and supporting Supplementary Planning Documents. It will, in particular, demonstrate that the proposal will not harm the character and appearance of the surrounding area whilst remaining ancillary to the host dwelling (i.e. it will be incidental). In addition, it will also be demonstrated that the proposed building and terracing in the rear garden will not adversely affect the amenities of either of the adjacent properties.
- 1.3 The remainder of this statement is divided into 5 main sections dealing with the following matters:
- Site and Surrounding Area
 - Planning History
 - Planning Policy Context
 - The Application Proposal
 - Summary and Conclusions

2 Site and Surrounding Area

- 2.1 The application site and the surrounding area is located with the defined major development location of Wokingham. Within these areas, permission for domestic extensions and outbuildings is not restricted subject to the proposal meeting normal development control standards relating to character and amenity. Further detailed design guidance is set out within the non-statutory Borough Design Guide (BDG).
- 2.2 The application site forms the end terraced dwelling of a long run of two storey residential properties (8no.in total) occupying the southern side of Elizabeth Road. Gardens slope upwards away from each property and in a number of cases there are existing domestic outbuildings of various size including a relatively large structure at the rear of the adjoining property to the west (No.36). Prior to constructing the part built outbuilding which forms part of this retrospective planning application, the property already contained a number of outbuildings as illustrated below. Garden depths typically range between 20-30m in the vicinity although the properties directly to the south which front onto London Road are generally considerably wider.

Site Location Plan



- 2.3 In terms of additional constraints, the application site is unaffected by any heritage designations and there are no trees within the near vicinity that are protected by a Tree Preservation Order.

Former domestic outbuildings now removed following commencement



3. Planning History

- 3.1 Planning history is limited to the existing conservatory which was deemed to be lawful following the submission of an application for a certificate of lawfulness under ref.CLP/2008/1347 (considered to be lawful on 24 July 2008).

4. Planning Policy Context

4.1 Relevant planning policy is contained within the National Planning Policy Framework and the Development Plan which is comprised of the Core Strategy Policies and the Managing Development Delivery Local Plan. Reference is also made to the Borough Design Guide.

i) National Planning Policy Framework (2024)

4.2 Paragraph 7 of the NPPF states that the purpose of the planning system is to achieve sustainable development. There are three overarching objectives to sustainable development which are interdependent and need to be pursued in mutually supportive ways: economic, social and environmental objectives. So that sustainable development is pursued in a positive way, at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development (paragraph 10).

4.3 Paragraphs 135-141 are concerned with the creation of high-quality, sustainable buildings and places. It states that good design is a key aspect of sustainable development. Paragraph 135 states that planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Are visually attractive as a result of good architecture layout and appropriate and effective landscaping;
- Sympathetic to local character and history, including the surrounding built environment and landscape setting
- Establish a strong sense of place;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development;
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future occupiers.

ii) The Development Plan**Wokingham Borough Core Strategy (2010)**

- 4.4 Policy CP1 (Sustainable Development) requires that a number of criteria are met. These include: maintaining or enhancing the high quality of the environment; providing attractive, functional, accessible, safe, secure and adaptable schemes; demonstrate how they support opportunities for reducing the need to travel particularly by the car; and contribute towards reaching zero – carbon development as soon as possible.
- 4.5 Policy CP3 requires the following under paragraph a): Planning permission will be granted for proposals that:
- Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.
- 4.6 Paragraphs c) and d) requires that proposals have no detriment upon important ecological, heritage, landscape, or geological features or water courses, and that proposals maintain or enhance the ability of the site to support fauna and flora including protected species.

Managing Development Delivery Local Plan (MDD) (2014)

- 4.7 Policy CC01 states that there will be a presumption in favour of sustainable development. Planning applications that accord with policies in the Development Plan will be approved without delay unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date the Council will grant permission unless material considerations indicate otherwise.

iii) Borough Design Guide Supplementary Planning Document (2012) (BDG)

- 4.8 The Borough Design Guide is a Supplementary Planning Document and is therefore not part of the Development Plan. It provides detailed design advice on a number of matters, including those summarised below.
- 4.9 R23 of the BDG relates to alterations and extensions to buildings and requires such development to be: well designed; respond positively to the original building; contribute positively to the local character; and to relate well to neighbouring properties.

5. The Planning Application

5.1 This part retrospective householder application is to construct a single storey outbuilding at the rear of the garden and to retain the gardens relandscaped features as constructed which are in the form of a series of terraced features. As stated in chapter 1, it is submitted with a view to regularising the position as it is acknowledged that the outbuilding, which is within 2m of the southern, eastern and western boundaries exceeds a height of 2.5m thereby requiring planning permission (i.e. it would not benefit from the provisions of Class E, Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). Permission for the rear gardens new terraced features is more subjective in its nature and is included within this application for completeness at the request of the Council's planning officers. Construction of the domestic outbuilding has been halted until the application is granted planning permission.

5.2 The issues relating to the submission are considered to be as follows:

- Impact on the character and appearance of the area;
- Impact on the amenities of neighbouring residents.

Impact on the character and appearance of the area

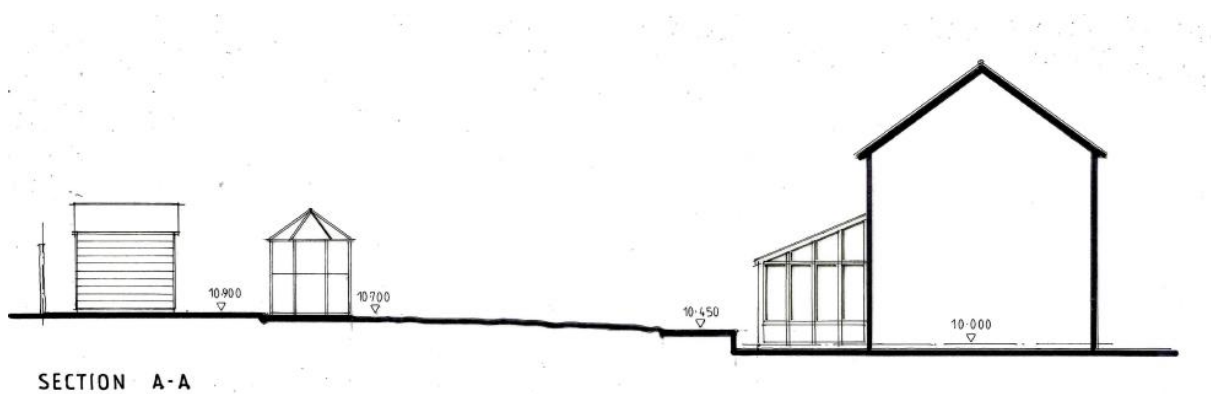
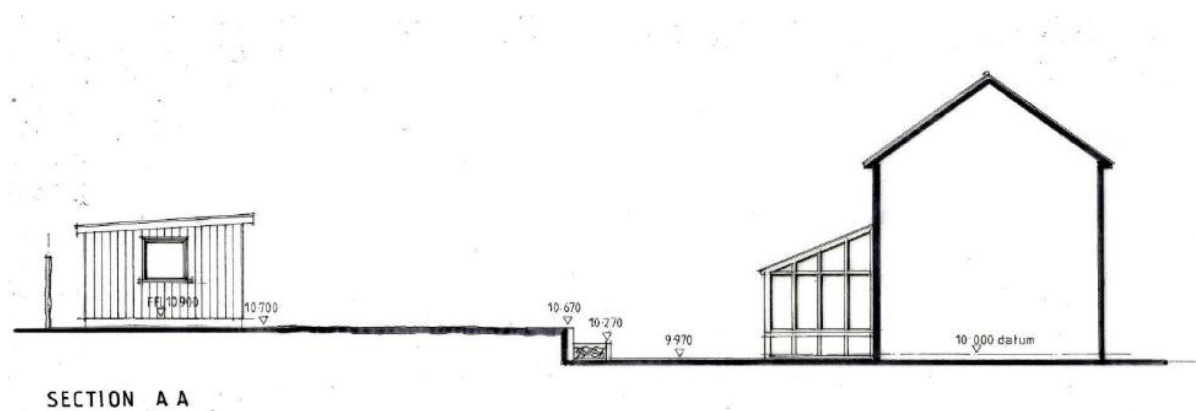
5.3 The proposed domestic outbuilding is sited at the rear of the garden, adjacent to, but not abutting the neighbouring southern, eastern and western boundaries. It has dimensions of 7.8m x 4m and a maximum height of 2.8m. The roof has a gently sloping character as opposed to a pitched roof. Its overall floor area amounts to 31.2m². The outbuilding is designed to house a garden room and a home office for the owner. As stated above, the outbuilding replaced a series of wooden sheds which were removed when the outbuilding construction commenced in February 2026 (see chapter 2).

5.4 The overall scale and height of the outbuilding together with its intended use which is ancillary to the main dwelling will ensure that it will remain as an incidental feature within the existing garden. Its footprint is not excessive when compared against the overall size of the curtilage and that of the host property and is non untypical of the immediate area which also contains outbuildings of various sizes, a number of which are larger than the proposal.

- 5.5 In terms of the terraced features which replaces the previous sloping garden, views will be limited to the host property itself and the two adjacent dwellings to the east and west. The type of features that have been incorporated into the rear garden are not uncommon in many similar residential scenarios and are typical of garden 'makeovers'. The garden will still retain its domestic appearance and will form an attractive private space for the owners who have made the personal decision to improve their outdoor space. The terraces accommodate planted areas, lawns and a water feature adjacent to the western boundary.
- 5.6 As a result, the proposal would not result in material harm to the character of the area and is in compliance with paragraph 135 of the NPPF and CS Policies CP1 and CP3 .

Impact on the living conditions of neighbouring residents

- 5.7 The application proposal is for a conventional domestic outbuilding to be used for purposes ancillary to the main dwellinghouse. Proposed windows and glazing will face towards the host dwelling with any side windows facing existing boundary fencing. In terms of privacy, as the boundary fences are of a conventional height, there would be no loss of amenity to either of the adjoining properties (Nos.36 and 40 Elizabeth Road). Its distance from neighbouring rear elevations means that adjoining properties would not be subjected to any material harm from either loss of light or outlook to existing habitable room windows.
- 5.8 In terms of any overbearingness, the outbuilding will be inset by 1m from the eastern, western and southern boundaries. Given the distances to these boundaries; the height of the building which has a flat roof; and its positioning at the far end of the garden, there would not be any material harm arising from the outbuilding to neighbouring properties. Importantly, the ground levels are now slightly lower where the outbuilding has been built, reducing its impact still further.
- 5.9 The proposed terracing has not resulted in raised ground levels. All of the terracing remains substantially below the fence line and therefore there is no harm from either overbearingness or loss of outlook. The boundary fences would therefore still be of a height that is typical of most domestic garden boundary scenarios. The existing and proposed sections north-south are illustrated below:

Existing sectionProposed section

5.10 The proposal would therefore comply with CS Policy CP3 and paragraph 135 of the NPPF as a high standard of amenity for existing and future users would be provided and maintained.

6. Summary and Conclusions

6.1 The planning application should be supported for the following reasons:

- i) The applicant has submitted this application at the request of the planning authority following a complaint. It is acknowledged that the outbuilding requires planning permission as it is closer than 2m to all three boundaries and exceeds a height of 2.5m above ground level. The re-landscaping of the rear garden including the terraces has been included within this submission for completeness.
- ii) The proposal is for a domestic outbuilding that will maintain an incidental role to the main dwelling. The height and scale of the structure is typical of a large number of rear gardens in the area and would not be out of keeping with the overall character. The terracing makes use of the gardens natural slope upwards away from the property. Views of the garden would not be possible from the public domain, and it follows that these changes would not affect the areas character as a result. The proposals therefore meet the design requirements set down with CS Policies CP1 and CP3, the Borough Design Guide and paragraphs 131-141 of the NPPF.
- iii) The proposed development would not harm the living conditions of occupiers of the closest properties to the site which comprise of Nos.36 and 40 Elizabeth Road and 92 London Road (directly to the south). The outbuilding would be set in generously from all adjoining boundaries. Its height would not affect adjoining properties in terms of loss of light or overbearingness. The terracing is well below existing fence line level and would not affect either of the adjoining properties. The proposals therefore meet CS Policy CP3 and paragraph 135 of the NPPF as a high standard of amenity for existing and future users will be provided.