RED BOX PLANNING

PLANNING STATEMENT including Ecology Note

Erection of detached car port and store

11 Wiltshire Avenue
Crowthorne
RG45 6NR

November 2026

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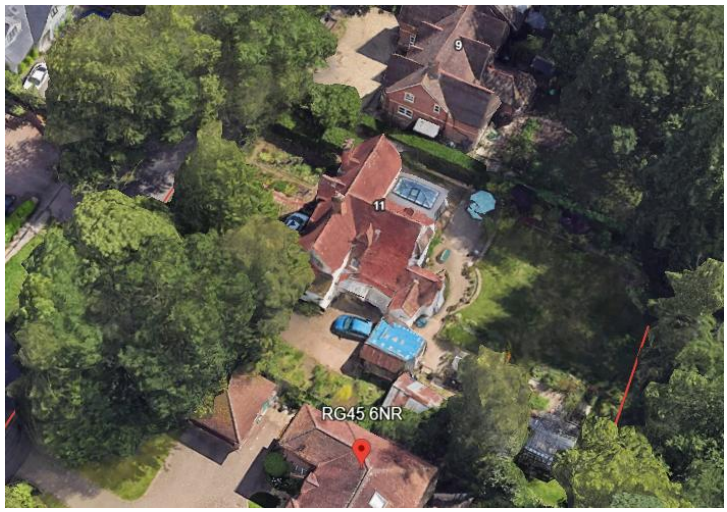
1.0 INTRODUCTION

1.01 This statement has been prepared in connection with an application for planning permission for a detached car port and store at 11 Wiltshire Avenue, Crowthorne.

1.02 The proposed building would be located on the northern side of the application site and would replace an existing building.



Google Earth image of application site

1.03 The proposed building would include covered parking for two vehicles and would have the following dimensions;

- Width – 8.0 metres
- Depth – 5.8 metres
- Height – 4.7 metres

1.04 The site is located in the urban area. The house is not listed and the site is not within a Conservation Area.

2.0 DOCUMENTS AND PLANS

2.01 The following plans and documents are submitted in support of the planning application;

- Location Plan - 1:1250 @ A4
- Block Plan - 1:500 @ A4
- Sheet 01 — Proposed Plan;
- Sheet 02 — Proposed Front and Rear Elevations
- Sheet 03 — Proposed Side Elevations
- Sheet 04 — Existing Plan
- Sheet 05 — Existing Elevations
- CIL form 1; and
- This Statement

3.0 THE SITE AND ITS SURROUNDINGS

3.01 The application site comprises 11 Wiltshire Avenue, Crowthorne, a detached residential property situated within a spacious suburban plot. Wiltshire Avenue is characterised by substantial detached dwellings set within generous plots. The area has a verdant character, with mature trees and landscaping making a significant contribution to the street scene and wider townscape character.

3.02 The property benefits from a generous frontage providing off-street parking and a rear garden of substantial depth. There are existing detached outbuildings located to the north of the dwelling.

3.03 Development along Wiltshire Avenue is typically set back from the highway, resulting in a spacious pattern of development and a relatively open residential character.

3.04 The surrounding area is predominantly residential in nature and comprises a mix of detached houses of varying design, scale and architectural appearance. Whilst there is no singular architectural style, the prevailing character is one of large family homes occupying mature plots within a well-established suburban environment.

3.05 The site is located within a sustainable residential area of Crowthorne, within reasonable walking distance of the village centre, local services and public transport facilities.

4.0 PLANNING HISTORY

4.01 There is no planning history relevant to this application.

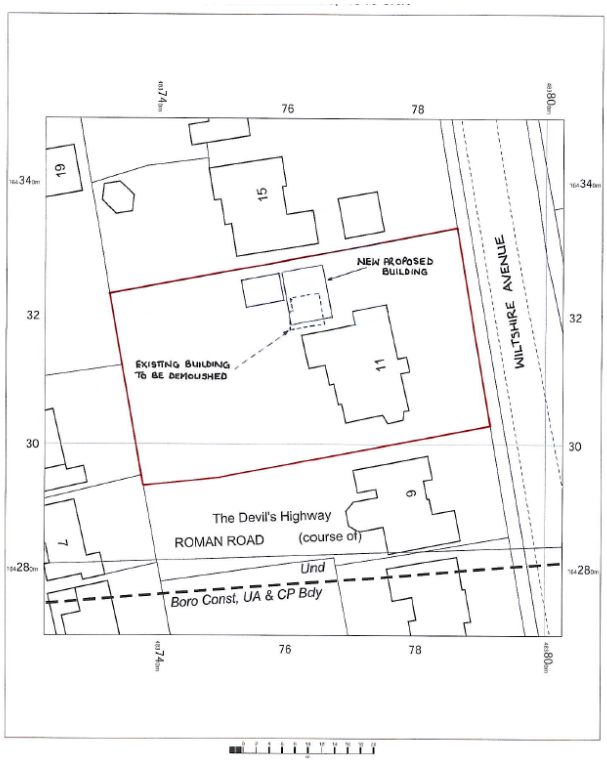
5.0 DESIGN AND ACCESS STATEMENT

Use

5.01 The proposal involves the erection of a detached building which would be used for the covered parking of the applicants' vehicles and secure storage for equipment associated with the existing residential use of the site.

Amount and Layout

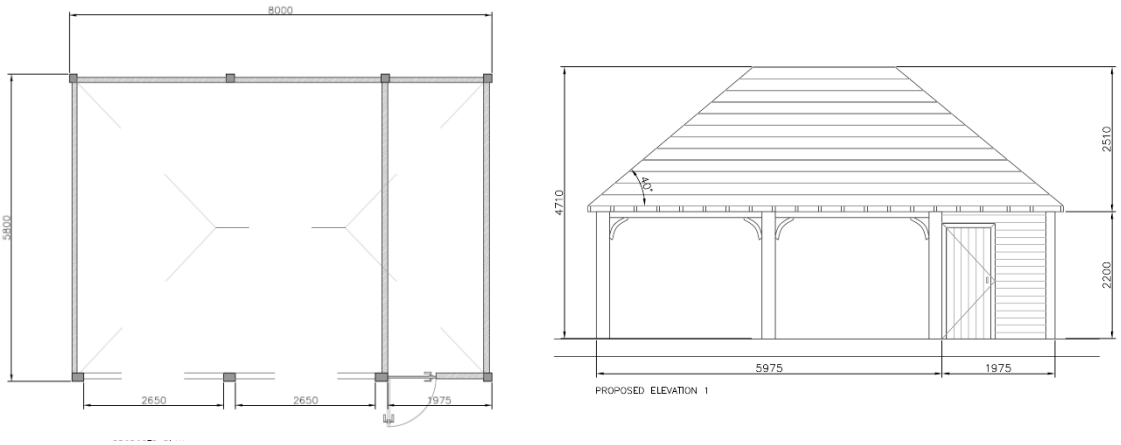
5.02 There would be two covered parking spaces with an adjacent store. The building would be positioned over the footprint of the existing building which would be demolished.



Proposed Block Plan

Scale and appearance

5.03 The proposal includes a traditional oak-framed garage barn with a fully hipped roof.



Proposed Floor Plan and Front Elevation

5.04 Elevations will use traditional oak cladding. The roof will be finished in clay tiles selected to match the existing property.

5.05 Careful consideration has been given to the appearance of the proposed building whose traditional and attractive design is appropriate for the suburban setting and would complement the character and appearance of the surrounding area.

Landscaping and Trees

5.06 The proposed building will be sited on the footprint of an existing structure.

5.07 No trees would be affected by the proposal.

6.0 THE DEVELOPMENT PLAN

NPPF and the Planning Guidance Suite

6.01 A new National Planning Policy Framework was published on 17 August 2026. The following chapters and policies are particularly relevant:

- Chapter 4 – Achieving sustainable development;
- Chapter 5 – Meeting the challenge of climate change (policies CC2 and CC3)
- Chapter 14 – Achieving well-designed places, including policy DP3;
- Chapter 19 – Conserving and enhancing the natural environment (policies N2 and N4).

Wokingham Borough Core Strategy 2010

6.02 The relevant policies of this document are as follows;

- CP1 – Sustainable Development
- CP3 – General Principles for Development
- CP9 – Scale and Location of Development Proposals

Management Development Delivery (Local Plan) 2014

6.03 The relevant policies of this document are as follows;

- CC01 – Presumption in Favour of Sustainable Development
- CC02 – Development Limits
- CC03 – Green Infrastructure
- CC07 – Parking

7.0 CONSIDERATION OF THE ISSUES

7.01 The following issues are considered pertinent to the consideration of this planning application:-

- Principle of development
- Impact on the character of the area
- Residential amenity
- Trees
- Ecology

Principle of development

7.02 Policy CC01 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.

7.03 The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy.

7.04 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 in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers. These matters are considered below.

Impact on the character of the area

7.05 The NPPF attaches great importance to the design of the built environment as a key part of sustainable development. Although planning policies and decisions should not attempt to impose architectural styles or particular tastes,

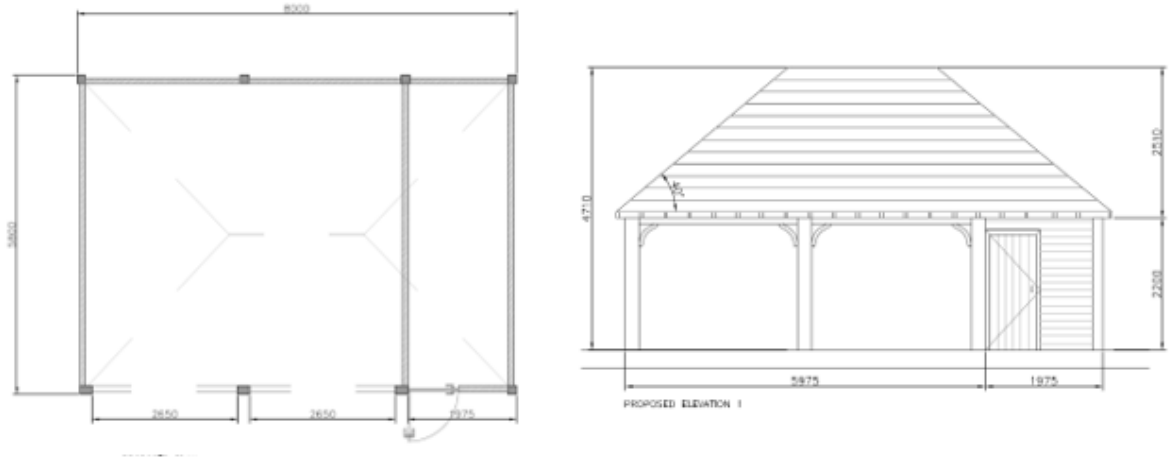
they should seek to promote or reinforce local distinctiveness. Policy CP3 is in accordance with the NPPF in this regard.

7.06 The proposed building would be located over the footprint of an existing building which is in poor repair.



Existing building to be demolished

7.07 The proposed design is an attractive and traditional building which would appear subservient to the host property. The spacing around the building and to the boundaries will avoid a cramped and overbearing relationship between the surrounding buildings.



Proposed Floor Plan and Front Elevation

7.08 Due to the subservient nature of the proposed building and its relationship with the main dwelling, the proposal would not be a prominent feature when viewed from outside the site. Furthermore, its sympathetic design and good quality materials will ensure the impact is one of an aesthetically pleasing addition to the current architecture of the site. This ensures that the proposal respects the character and appearance of the area, in accordance with the relevant local and national planning policies.

Residential Amenity

7.09 Policy CP3 of the Core Strategy requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

7.10 Due to the location of the proposed building and its single storey nature, there would be no material harm to the amenity of any neighbouring occupiers. The use of the building for purposes ancillary to the residential use of the site would not lead to activity or noise disturbance that would lead to a nuisance.

Trees

7.11 No trees will be affected by the proposal.

Ecology

7.12 The proposal involves the replacement of an existing detached outbuilding within the curtilage of an established residential property. The existing building is constructed from a mixture of timber tongue-and-groove panelling and blockwork walls with a sheeted roof.

7.13 The proposal would be confined to an area of existing built development and hardstanding and would not result in the loss of trees, hedgerows, ponds or other habitats commonly associated with protected species.

7.14 A visual inspection of the building identified no obvious crevices, gaps or features with the potential to support bat roosts. Having regard to the nature of the existing structure, its construction and the limited scale of the proposal, it is not considered that the development would be likely to result in significant adverse effects on protected species or biodiversity.

8.0 SUMMARY

8.01 Planning permission is sought for the erection of a detached building to provide covered parking and secure storage of ancillary domestic paraphernalia. The building would replace an existing building.

8.02 The proposed building would not have an unacceptable impact on the visual amenities of the area, nor would it harm the amenities of the neighbouring properties.

8.03 We trust we have provided sufficient information for the application to be validated and determined. Please do not hesitate to contact us if you require anything further.