

PLANNING APPLICATION – ADDITIONAL INFORMATION AND PLANNING JUSTIFICATION

Property: 'Woodside' 3A, Walnut Tree Farm, Benham Lane, Riseley. Reading RG7 1RY

Planning Application Reference: 262107

Dear Planning Validation Team,

Further to your notification advising that the above planning application was invalid, I have reviewed the matters raised and am submitting the additional and amended information requested.

The submission now includes the revised drawings, building volume information and further justification for the proposed garden building.

1. Revised Drawings

A revised site plan at 1:500 scale is provided, showing the existing dwelling, site boundaries, existing garden building and the location of the proposed garden building.

The drawing includes an appropriate scale bar and the relevant dimensions.

Existing and proposed drawings are also provided showing the dimensions, eaves height and ridge height of the proposed garden building.

2. Building Volume Information

The building volumes have been calculated using external dimensions.

Existing dwelling: 345.8 m³

Proposed garden building: 16.6 m³

Existing dwelling plus proposed garden building: 362.4 m³

The original dwelling volume will identify the volume of the dwelling as originally built, or as it existed in 1948 if applicable, before subsequent additions.

3. Planning Justification

The property which sits upon a Park Side type operation where the ground is owned by others and we own only the house. Each house is allowed a shed to house property maintenance type gear. ;however, the proposed additional building is primarily required to provide secure and weatherproof storage for two mobility scooters and bicycles. This addition has already been approved by the site owners.

The property does not benefit from a garage or other suitable covered storage in which these items can be safely kept. Convenient and level access is particularly important for the regular use and storage of the mobility scooters.

The bicycles are used both for exercise and as an alternative means of transport to work by Mr Winandy for the next 5 yrs. Providing suitable and accessible storage for the bicycles and mobility scooters supports their practical day-to-day use and, where appropriate, helps to reduce reliance on journeys by car and increase fitness and mental health.

The proposed garden building therefore has a genuine functional purpose associated with the day-to-day mobility and transport needs of the occupants. A small section, as previously outlined, is used to record audiobooks for those with learning and visual impairments as well as other titles. No music, speakers or noise is involved, no traffic created, no additional people visiting. It is not intended as additional living accommodation.

4. Nature of the Proposed Building

The proposed structure is a prefabricated composite kit-form garden building manufactured in the UK by a reputable and longstanding company Dunster House.

It is not permanently fixed or bolted to the ground and can be dismantled and removed if required like moving house. Its construction is therefore readily reversible and it is not a conventional permanent building constructed on the site.

The building has been positioned within the garden to provide convenient access while retaining the use and amenity of the remainder of the garden. The building will not impact on any other property except visually (gable end on and 50% covered by raised patio. The intention is to grow plants in front of the gable end on.

Its size and form are appropriate for its intended domestic use and the building is required principally to provide the secure, weatherproof and accessible storage described above.

5. Conclusion

The proposed garden building provides a practical solution to the storage requirements of the occupants, one of whom is disabled and so particularly the need to accommodate two mobility scooters and bicycles where no garage or other suitable covered storage is available.

Its kit-form construction is readily reversible, it is not intended for residential accommodation, and its proposed use is directly associated with the existing dwelling.

For these reasons, it is considered that the proposed garden building represents a reasonable and proportionate addition to the property.

I trust that the revised drawings and additional information address the matters identified in the invalid application notification and enable the application to proceed to validation and determination.

Should any further information or clarification be required, I will be happy to provide it.

Yours faithfully,

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