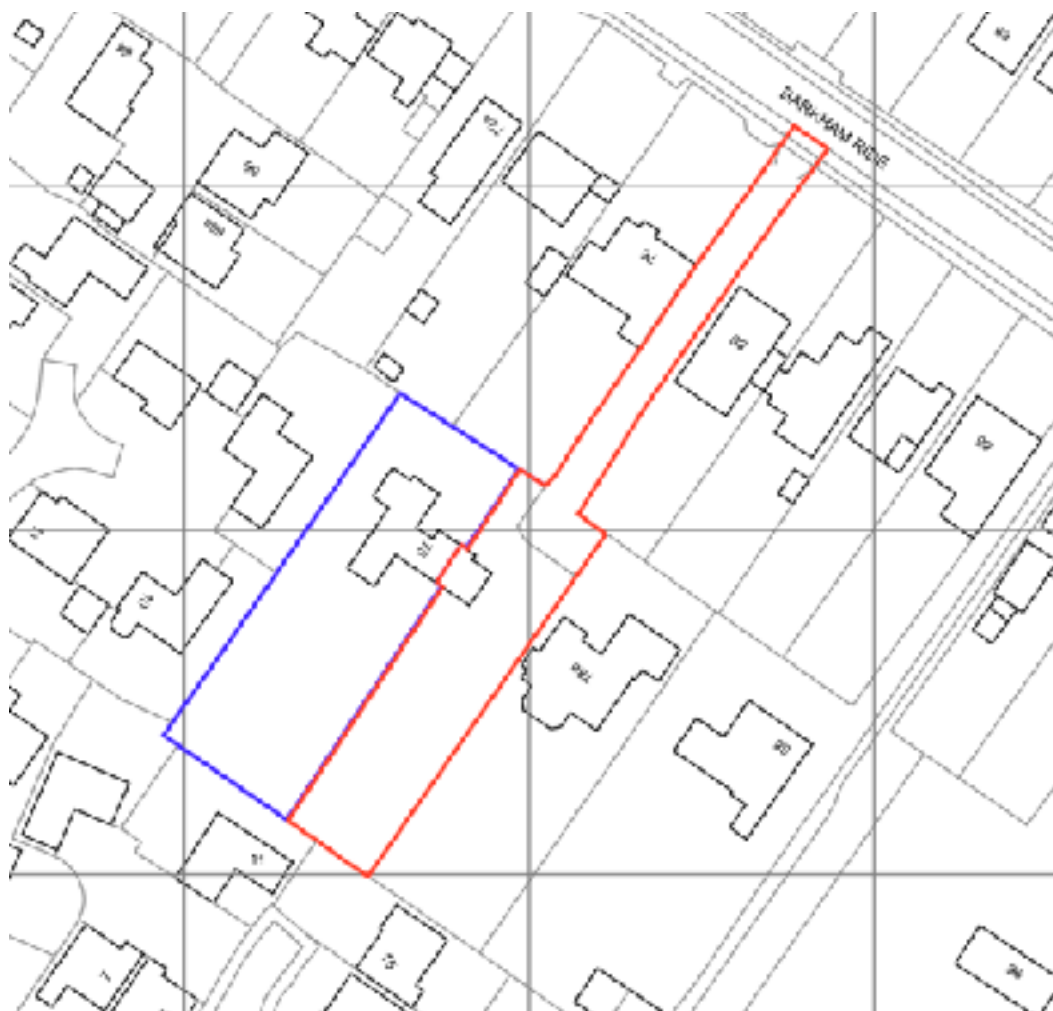


78 Barkham Ride, Finchampstead RG40 4ET

Planning Statement in support of Outline Application for infill dwelling



Introduction

This document is produced in order to support the outline planning application, for a single dwelling, and in particular principle of access to the site via the the existing shared drive.

All other aspects (appearance, landscaping, layout and scale) are to be the subject of future, reserved matter applications.

The Proposal

The proposal is for the construction of an new four bedroom house, at the head of the drive currently serving 78 and 78a Barkham Ride.

The outline application currently being made is to determine the suitability of the existing access to serve an additional dwelling with all other matters, including appearance, landscaping, layout and scale, subject to separate 'reserved matter' applications.

The proposal ultimately is for the removal of the existing leylandii, hedge facing the drive, the removal of the various storage building, hardstandings, carport and reduction in size to a single garage and the construction of a two storey 4 bedroom dwelling.

The proposals will include of a minimum of 3 car parking spaces associated with the new dwelling.

In addition number 78 will also retain a minimum of 3 car parking spaces associated with that property.

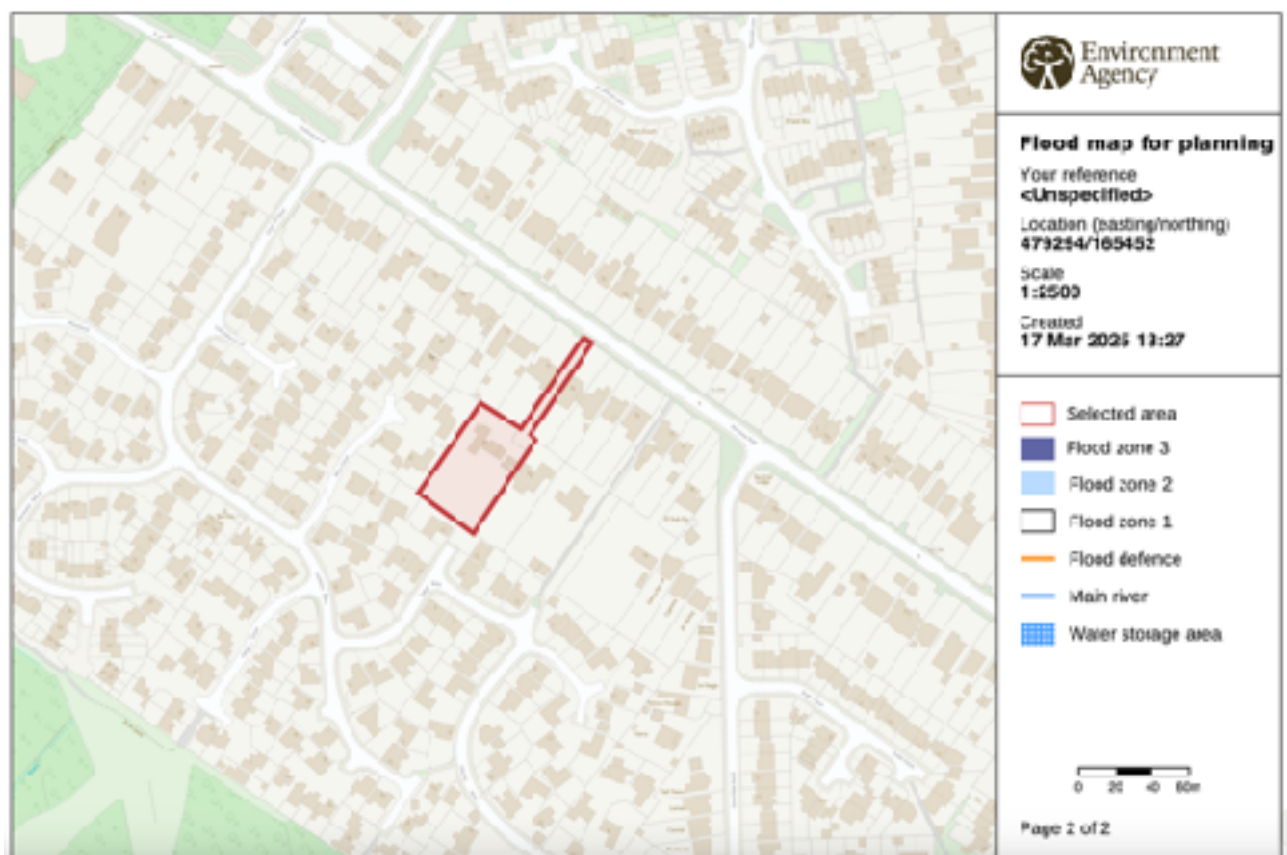
1. Application Site

1.1.This statement supports the outline planning application for a two storey 4 bedroom infill dwelling at 78 Barkham Ride, following the demolition of existing garden storage sheds/building.

1.2.The site lies within the area of urban development known as Finchampstead North.

1.3.The site is rectangular in shape with a current overall site area of 0.25 ha.

1.4.The Environment Agency's online flood map shows that the site does not lie within an area at the risk of flooding.



1.5.The site does lie in an area that requires both a bat survey and arboricultural assessment, which have been commissioned and will be submitted under separate cover in support of the application.

1.6.Site History

The original planning approval for 78 Barkham Ride, a four bedroom detached house in a plot a of 0.4Ha., was granted in 1970 under application number 94/69. In 1993, 0.16 Ha. of the site was sold and planning permission granted for a 5 bedroom detached dwelling under planning application number 41738. This property is known as number 78A.

2. Relevant Local Plan Policies

2.1. Wokingham Borough Core Strategy (Adopted 29th January 2010) sets the main planning policies that the Local Planning Authority will use to assess planning applications till 2026 and the three relevant policies contained therein are

- Policy CP1 (Sustainable Design)
- Policy CP3 (General Principles for development)
- Policy CP9 (Scale and Location of development proposals)

2.2. Then in September 2023 the Borough Core Strategy was further supplemented by the Finchampstead Neighbourhood Development Plan 2022-2038 with the following relevant policies

- Policy D3 (Infill, Small Plot Development and Development of Private Residential Gardens)
- Policy IRS5 (Ecologically important areas and Biodiversity)
- Policy IRS6 (Trees)

2.3. Wokingham Borough Council's, Borough Design Guide Supplementary Planning Document June 2012

- Policy R16 (Amenity Space)
- Policy R17 (Well designed homes)
- Policy R18 (Appropriate levels of daylight and sunlight to new and existing properties.)
- Policy R21 (Sustainable design)
- Policy R22 ('Backland' development)

3. Proposal

- 3.1. The proposal is for outline approval the construction of an new two storey, four bedroom house, at the head of the drive currently serving 78 and 78a Barkham Ride.
- 3.2. This outline application is being made is to determine the suitability of the existing access to serve an additional dwelling with all other matters, including appearance, landscaping, layout and scale, subject to separate 'reserved matter' applications.
- 3.3. The application site including shared access measures approximately 0.12 Ha or 0.077Ha excluding that shared access.
- 3.4. Whilst subject to a separate reserved matters application the proposed positioning, orientation and siting of the proposed dwelling relative to garden depths, adjoining properties and site boundaries ensures minimum impact on both the neighbouring properties and future occupiers of the proposed dwelling.
- 3.5. With regard to Planning and Crime Prevention, passive surveillance of the site already exists from the adjoining properties and can be further enhanced by the design and positioning of fenestration for the proposed dwelling.
- 3.6. Future detailed design of the dwelling would allow for the allocation of suitable space for the storage of refuse and recycling which, as with the adjacent existing dwellings would be taken to kerb side for collection.
- 3.7. It is considered that the proposal will not have impact on highways safety.
- 3.8. The unobstructed turning head at the top of the shared driveway access, for emergency vehicles would be maintained with the new proposals.
- 3.9. The submitted TIP confirms that the proposed scheme will not have an adverse impact on the existing trees to be retained on or adjacent to the site.
- 3.10. In relation to BNG, as the site is under 0.5 Ha in size, it is accepted that unless the proposed dwelling is progressed as a self build project it will be subject to achieving a 10% biodiversity net gain required by Central Government policy.

Site Details

The site is located within the curtilage of number 78 Barkham Ride and is currently consists of hardstandings, outbuildings and garden.

The application site (including access) occupies an area of 0.122 Ha.

The site area excluding access is approximately 0.078Ha.

The site has a north south aspect and is currently located behind a Leylandii hedge at the end of the drive which shields a number of storage/workshop buildings



In addition to various storage buildings the site mainly consists of a grassed area
In addition to various storage buildings the site consists of a mainly grassed area



As stated the site is currently flanked by two properties, 78 and 78a Barkham Ride.

78a is a chalet style property constructed in 2002, whilst 78 is a two storey house constructed in the early 1970's



78a Barkham Ride



78 Barkham Ride

Whilst appearance, landscaping, layout and scale will be the subject of a future 'reserved matters' the proposals will be sympathetic to the buildings context,

Access

Access would be via the existing drive leading to/from Barkham Ride and therefore does not impact on the current 'ride' nature of the street scheme.



At there narrowest the clear with between the brick piers is 3.3m.



Behind the piers, the head of the drive has a widened section stretching 16m to allow for incoming and exiting vehicles to pass safely.

The width of this area is 4.35m wide with the remainder of the drive being 3.05m wide.



The average width between boundaries of the drive area is 5.5m

The access drive is in the sole ownership of 78 Barkham Ride with 78a having been granted a right of access to their property.

Proposed positioning of new dwelling.

Whilst the exact form/positioning is subject to a reserved matters application it is proposed that the new dwelling would be set back in line with the main facades of the adjoining dwellings, with principle windows on a north/south aspect, thus complying with the requirements of the Borough Design Guide Supplementary Planning Document dated June 2012.

