

Planning statement to support application to remodel the existing dwelling by ;

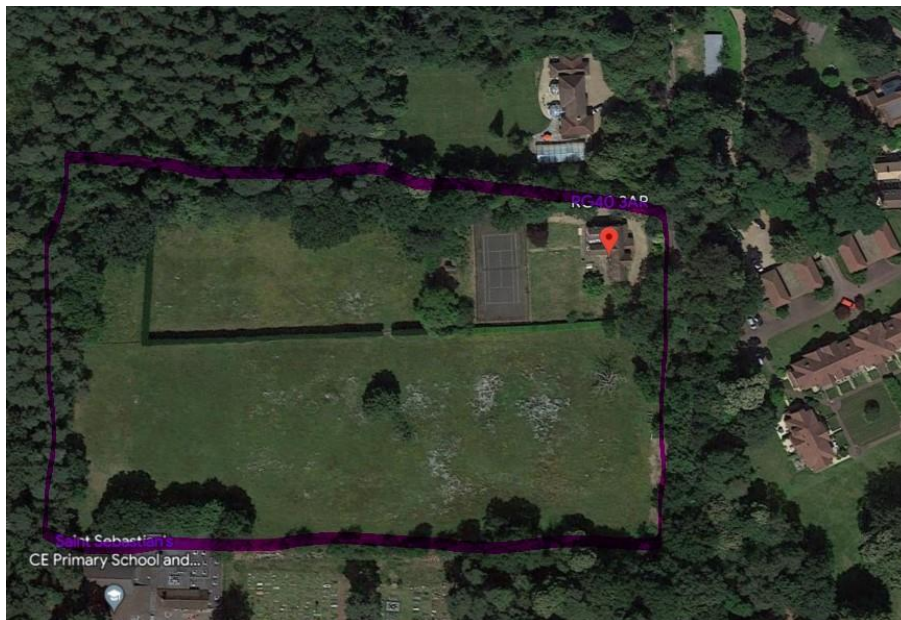
- Two storey rear extension
- 2no small front extensions
- Side/rear single storey extension to accommodate gym & hot tub.
- Side/front extension to provide link/triple garage with ancillary living accommodation above.
- New brick/cladding/ Render facades.

Sulby, Croft, Heathlands Road, Wokingham Without, RG40 3AR

1.0.0. Site Description

The site is located on Heathlands Road Finchampstead RG40 3AR within a small hamlet of dwellings.

The site also includes the fields to the south & West within the purple line. The residential curtilage is shown edged red on the application plans & extends to Circa 0.3456 hectares.



2.0.0. Relevant planning policies

PLANNING POLICY

National Policy

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

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Core Strategy (CS)

CP1 – Sustainable Development

CP3 – General Principles for Development
CP5 – Housing Mix, Density and Affordability

CP6 – Managing Travel Demand CP7 – Biodiversity
CP8 – Thames Basin Heaths Special Protection Area

CP9 – Scale and Location of Development Proposals

MDD Local Plan (MDD)

CC01 – Presumption in Favour of Sustainable Development
CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping

CC04 – Sustainable Design and Construction
CC07 – Parking
CC09 – Development and Flood Risk

CC10 – Sustainable Drainage

TB07 – Internal Space Standards

TB21 – Landscape Character

TB23 – Biodiversity and Development

Other

Borough Design Guide Supplementary Planning Document

CIL Guidance

Sustainable Design and Construction Supplementary Planning Document

Character of the area-

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. This is reiterated in R1 of the Borough Design Guide(BDG), which requires that development contributes positively towards and be compatible with the historic or underlying character and quality of the local area and in R11, which requires a coherent street character, including in terms of scale, rhythm, proportion, and height.

R2 of the BDG requires development to respond to context, including incorporating existing features, taking advantage of landform and orientation, relating to neighbours and minimising amenity, iconological and drainage impacts Policies R3 and R4 require housing to relate to the existing network of streets and spaces.

R7 of the BDG requires a consistent building line relative to existing buildings.

R9 and NR5 of the BDG note that height, bulk and massing should respond to the local context and the prevailing heights in the area.

2.0.0. The proposal

The proposal is to remodel the existing dwelling by ;

- Two storey rear extension
- 2no small front extensions
- Side/rear single storey extension to accommodate gym & swimming pool/hot tub.
- Side/front extension to provide link/triple garage with ancillary living accommodation above.
- New brick/cladding and render facades.

3.0.0. Layout, scale & massing

The proposed layout provides for a large modern family house incorporating open plan living with 5no bedrooms located on the first floor.

Additional facilities are provided via a single storey side/rear extension to house the gym, hot tub and study areas which is single storey & sub servient to the main dwelling.

A provision of a triple garage & link with ancillary residential accommodation above.

As the dwelling lays within a substantial plot there is sufficient room to extend on both sides without building up to both boundaries as the open space to the South provides breathing space and usable walkway.

The two storey extensions attached to the main dwelling are modest, the other extensions are subservient to the host dwelling.

The ridge height has not been raised.

The new layout is now set back within the building line to the frontage at Heathlands Rd. This was deemed acceptable by the previous case officer and more in-keeping due to the minimised impact on the street scene, and in doing so complements the Borough Design Guide Chapter 4.

4.0.0. Sustainability

As the dwelling is undergoing large extensions & renovations, it provides an opportunity to upgrade the insulations & external joinery.

An air source heat pump is proposed to minimise emissions and carbon footprint.

The extensions & salient rooms will enjoy a southerly aspect.

5.0.0. Landscaping

The site benefits from mature hedging & planting, with the addition of several trees, please see Arboricultural report.

Permeable paving is proposed to replace the existing hard surfacing to the frontage.

6.0.0. Appearance



Proposed front elevation



Proposed rear elevation

The extensions & alterations provide a contemporary appearance whilst incorporating some more traditional detailing and architecture.

We have amended the design as per previous case officers' comments received on the previous application (231528) which was subsequently withdrawn.

The new layout is now set back within the building line to the frontage at Heathlands Rd. This was deemed acceptable by the previous case officer and more in-keeping due to the minimised impact on the street scene, and in doing so complements the Borough Design Guide Chapter 4.

7.0.0. Access & Parking & Transport comments

The southern access will be stopped up, the northern access will be retained. There is sufficient room on site to enter & exit in a forward direction & turn on site.

There is sufficient room for 6 plus cars & cycle storage within the garages.

8.0.0. CIL

The relevant CIL form is enclosed.

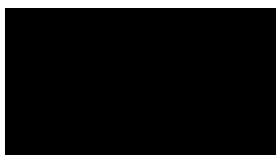
9.0.0. Ecology

A bat survey has been commissioned and provided alongside a mitigation report.

Conclusion

The existing dwelling is dated & in need of refurbishment, this provides an opportunity to remodel the dwelling together with the inclusion of modest two storey extensions & subservient side extensions which will create a large modern sustainable dwelling for lifetime living.

Chris Keen MRICS MCABE



Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.