



Planning

Planning Statement

Client:

Parminder Singh Maan

Misting Meadows

Park Lane, Finchampstead, RG40 4PT

Erection of 3no. outbuildings forming residential annexe, garden room, and garage & store, following demolition of existing outbuilding and removal of existing ancillary mobile home.

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Appendix 1 - APP/X0360/W/21/3288075

1. Introduction

- 1.1 This statement is produced to support a planning application for the erection of three outbuildings forming residential annexe, garden room, and garage & store, following demolition of existing outbuilding and removal of existing ancillary mobile home.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by :
- 164/100 'Existing Outbuilding Plans & Elevations'
 - 164/101 'Existing Site Plan'
 - 164/102 'Existing Location Plan'
 - 164/200 'Proposed Garden Room Plans And Elevations'
 - 164/201 Rev.A 'Proposed Annex Plans And Elevations'
 - 164/202 Rev.A 'Proposed Garages And Store Plans And Elevations'
 - 164/203 Rev.B 'Proposed Site Plan'
 - 164/204 Rev.B 'Proposed Location Plan'

- 1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The site comprises a detached residential dwelling known as Misting Meadows - a 1.5 storey chalet-bungalow style unit. This dwelling is set in substantial grounds, and set back approximately 65 metres from streetscene of Park Lane to the front (west), from which the site takes access.
- 2.2 In addition to the dwelling the property contains a mobile home utilised ancillary to the enjoyment of the host dwelling, and an existing outbuilding forming garage and store to the rear. An area of woodland lies further to the rear of the immediate curtilage.
- 2.3 The site is bordered by residential properties to the immediate north, south and east, with commercial properties in addition to residential within the wider surroundings.
- 2.4 The red line of the submitted Location Plan is not necessarily representative of the overall extent of the residential curtilage, but rather covers where the immediate development is to be located.

3. Planning History

- 3.1 There is one recorded previous planning application for the site, as below.
- 3.2 F/2008/0551 (alternate reference 080752) for 'Proposed single storey rear extension plus first floor rear dormer extension to enlarge first floor plus erection of first floor front gable roof'. Approved, 10.03.2008.
- 3.3 Additionally, a recent application for works to protected trees has been submitted, as below.
- 3.4 Reference 241379 for 'Application for Works To Protected Tree(s) TPO 1609/2017, Area 1 T1, Oak – Fell dead tree to ground level'. Consented, 08.07.2024.

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).
- 4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.3 **Use and Amount:** The proposal involves the erection of three ancillary residential outbuildings to the main dwelling.
- 4.4 The annexe building would replace the existing ancillary mobile home to provide incidental accommodation to the use of the host dwelling. The proposed garden room for residential enjoyment would follow the demolition of the existing garage & store outbuilding. The third outbuilding would comprise a new, larger garage & store, being used for ongoing maintenance of the land including the overall residential and site improvement project, to which this planning application relates.
- 4.5 The three buildings would be sited within the residential curtilage of the existing dwelling, and therefore no change of use is involved.
- 4.6 **Layout, Scale & Appearance:** The proposed annexe would be located in the position of the current mobile home. The building would form a 1.5 storey building in order to limit overall footprint,

comprising two bedroom accommodation for family members and guests. The annexe would be reliant upon the existing dwelling for facilities including laundry, and while it would have a small kitchen area for convenience, meals would remain focused within the main dwelling.

- 4.7 The proposed garden room would be located on the footprint of the existing garage outbuilding. It would internally form a single room for private residential enjoyment, along with an outdoor terrace area. 6no. roof windows would provide a large level of light to this outbuilding.
- 4.8 The proposed garage & store outbuilding would be located to the northwest of the host dwelling, and would replace the existing garage (to be demolished) with a larger and much more fit-for-purpose structure. The existing garage has a low ceiling height, which combined with its location limits vehicle accessibility. The proposal would overcome this.
- 4.9 Further justifications are also provided within the 'Principle of Development' section of the Statement below.
- 4.10 **Landscaping:** Associated soft landscaping improvements are proposed to the property as part of the wider site improvement project.
- 4.11 **Access & Parking:** The proposal would offer additional secure parking solutions via the proposed garage.

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 38 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”. Paragraph 123 of the NPPF comments that planning should “make effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.
- 5.3 Paragraph 60 confirms the Government’s objective to boost the supply of housing, and paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
- 5.4 Paragraph 131 identifies that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”, whilst paragraph 139 states that significant weight should be given to “outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”
- 5.5 The National Design Guide builds on the above, and clarifies that “well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market

demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use” (para 109).

5.6 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

5.7 Wokingham Borough Council’s Development Plan includes the following documents:

- Adopted Core Strategy Development Plan Document (2010) (CS)
- Managing Development Delivery Local Plan (2014) (MDD)
- Wokingham Policies Map

These are supplemented by various Supplementary Planning Documents (SPDs).

5.8 The site lies outside of defined settlement limits, and within countryside (but not within the Green Belt) as identified on the Policies Map. It is however a material consideration to note the proximity of the site to the defined settlement, namely the neighbouring allocated site of Arborfield Garrison – opposite the highway of Park Lane.

5.9 CS Policy CP1 relates to achieving sustainable development, stating that development proposals will be permitted provided they meet with a range of criteria, including appropriate impact on the character of the area, provide a sustainable use of resources including water and drainage, and provide attractive, functional, accessible and safe schemes.

- 5.10 CS Policy CP3 sets out the Council's general principles of development, where proposals will be required to be appropriate in terms of character, amenities of adjoining occupants, and impacts upon aspects such as ecology, heritage and landscaping, etc.
- 5.11 CS Policy CP11 states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of the development limits will not normally be permitted except for if they accord with defined criteria as outlined within the policy.
- 5.12 Sub-section (2) of CP11 sets out that development will be permitted where it would not lead to excessive encroachment or expansion of development away from the original buildings. In the case of the demolition of the existing garage building, sub-section (3) of CP11 explains that development will be permitted where in the case of replacement buildings the proposal would bring about environmental improvements.
- 5.13 Notwithstanding the above, the overarching objective of CS Policy CP11 is not to seek a blanket ban on development in the countryside, even where it would not fall into one of the list of exceptions. Instead, the key test set out is set out in paragraph 5.11 above. This approach is supported by paragraph 9 of appeal decision APP/X0360/W/21/3288075 (Appendix 1).
- 5.14 The three buildings would be located within the curtilage of the existing residential property, with two of the proposed buildings being located within the footprint of an existing outbuilding and mobile home, to be demolished and removed (respectively). The third proposed garage building would be set further back into the garden, however this is sensible from a practical viewpoint in terms of providing reasonable spacing between buildings and enabling the

garage to host maintenance and storage for the wider land to the rear.

- 5.15 Turning to the proposed annexe first, it is acknowledged that this annexe is of notable size and internal layout. However, this is reflective of the internal facilities provided by the existing mobile, and is considered preferable to provide a 1.5 storey building matching the height of the host dwelling as opposed to a single storey building with a large footprint. It is agreeable that the annexe be secured as ancillary via condition, with the activity and use of the annexe being reflective of the existing mobile home use. As per paragraph 4.6 of the statement above, the annexe would be reliant upon the existing dwelling for facilities including laundry, and while it would have a small kitchen area for convenience, meals would remain focused within the main dwelling.
- 5.16 The proposed garden room would be for private residential enjoyment, with the proposed roof windows offering use as a summer room in particular.
- 5.17 The proposed garage would be used to store a number of vehicles. The applicant/home owner has a number of vintage private vehicles. For security purposes these are not detailed further within this statement, but further details can be provided upon request. The garage and storage area would also seek to hold a tractor, with trailer, wood shredder and rotary mower – and the proposed height of the building is to reflect the proposed tractor in particular.
- 5.18 The above industrial vehicles would be used in combination with a wider residential improvement project to the site – this will include private drainage features, planting of new trees, the management of the woodland to the rear and the pond to the front of the main dwelling, clearing out deadwood and inserting a large amount of

additional planting for boundary hedging, a herb garden and an orchard. The applicant additionally has a wood carving hobby they wish to pursue.

- 5.19 The proposed buildings would offer environmental improvements through being constructed to modern sustainability standards compared to the existing outbuilding and mobile home (acknowledging that the mobile home is not a 'building' per se, but nonetheless is still a long-term existing feature).
- 5.20 While not explicitly presented, a fall-back position does exist in terms of the erection of outbuildings under permitted development. While it is acknowledged that due to the heights of the proposed annexe and garage buildings the specific proposal does not constitute permitted development, it is nonetheless the case that outbuildings of significant size could be erected under said permitted development rights.
- 5.21 In view of the above, it is considered that the proposal meets the requirements of CS Policy CP11 in particular, and is therefore considered acceptable in principle in the countryside, subject to matters including impact on the character of the area, residential amenity, etc. These are considered below.
- 5.22 **Character and Appearance of the Area:** : Whilst located in countryside, the property is set in amongst a cluster of other permanent buildings and properties, both residential and commercial in nature. The site also adjoins the allocated site of Arborfield Garrison to the west, on the opposite side of Park Road.
- 5.23 Of particular relevance in the above context is NPPF paragraph 180.b), which sets out that planning policies and decisions should contribute to, and enhance, the natural and local environment by recognising the intrinsic character and beauty of the countryside. In

conjunction with paragraphs 5.11 & 5.13 above, this requires a site-specific consideration of the impacts of the proposal on any wider countryside setting.

- 5.24 The eastern side of Park Lane is characterised by relatively low density properties, of a mix of residential and commercial. The proposal would maintain this low density feel, by providing ancillary buildings significantly set back from the site frontage.
- 5.25 In conjunction with this, the proposal would have limited visibility from public vantage points – the primary vantage point being the site frontage. Through a combination of siting, with two of the buildings set fully behind the host dwelling, and all three buildings set behind the front elevation of the host dwelling, height (with two of the buildings being single storey and the annexe building not being taller than the host dwelling), and boundary treatments (to be enhanced as part of the wider residential works), the proposal would not result in an appearance that is discordant and incongruous to the immediate surroundings.
- 5.26 In terms of the key landscape and countryside character influence of the site, this is considered to begin further to the rear of the residential curtilage, with the woodland section of the property, in combination with the wider woodland and undeveloped area eastwards and northwards to which this physically connects.
- 5.27 With residential garden outside of defined settlements being considered previous developed land ('PDL') as per NPPF Annexe 2, the proposals would not be sited on undeveloped land.
- 5.28 In terms of the design of the proposals, the proposed annexe and garden room have been influenced by the host dwelling, including in terms of roof form, height and material palette. The proposed garage

has a functional appearance, to reflect the size and requirements of this building.

- 5.29 Therefore in conclusion it is not considered that the proposals would result in a detrimental appearance to the surroundings, including in terms of wider landscape character.
- 5.30 **Residential Amenity – Impact on Neighbouring Occupants:** The proposed buildings would be sited a significant distance from the property boundaries. In particular, the distance from the proposed annexe to the southeastern corner of Hogwood Meadow would be 31 metres. At these distances, the proposal would not result in any adverse overlooking or loss of light impacts.
- 5.31 It is not considered that the noise generated by the proposals would be more materially harmful than those generated by the existing site, considering the use and existing site management.
- 5.32 **Residential Amenity – Impact on Site Occupants:** The proposals would offer beneficial improvements to the site occupants, including replacing the existing ancillary mobile home accommodation with the proposed fit-for-purpose annexe, as well as the garden room and garage buildings providing enhanced residential amenities.
- 5.33 **Trees and Landscaping:** The site is subject to area Tree Preservation Orders ('TPOs'). As per section 3 of the above statement, an oak tree has been permitted for removal. With this oak tree removed, there would be no protected trees within the vicinity of the proposed development.
- 5.34 The proposed garage and store building would assist in facilitating the long-term management of trees, including the woodland area to the east.

- 5.35 Additionally as part of the wider residential improvement project additional soft landscaping is to be placed within the site.
- 5.36 **Transport and Parking:** The proposal would not impact existing site access arrangements, nor is it considered that the proposal, in view of its use, would result in a material increase in traffic movements.
- 5.37 The proposal would technically impact upon parking arrangements, through demolishing the existing garage building and proposing a new garage building. Overall, the proposal would improve and increase parking arrangements through the proposed larger garage.
- 5.38 **Drainage and SuDS:** The site is located in Flood Zone One and therefore is not required to provide a Flood Risk Assessment.
- 5.39 **Ecology:** As the application is a householder submission a Biodiversity Net Gain report is not required.
- 5.40 The existing garage outbuilding to be demolished does not have a separate roof void element and therefore does not have capacity for roosting bats.
- 5.41 **Sustainability and Energy:** Paragraph 8 of the NPPF supports the transition of development to a low carbon future. The national Code for Sustainable Homes has now been abolished, however it is proposed that the development would conform to Part L of the Building Regulations which as of 2022 requires a 30% reduction than current standards. By way of contributing to the reduction in carbon, the proposal would also achieve current building construction standards with added sustainability measures through;
- A. The limitation of the amount of inherent material, structure and embodied energy through the employment of good building standards to create an excellent SAP rating;

- B. Use of locally sourced, recycled materials and labour where practicable;
- C. Maximizing the use of natural light through floor-ceiling windows;
- D. Reduced internal water consumption of 110 litres per person per day to the annexe through the incorporation of water efficient sanitary fittings, including low flow toilets and water efficient taps for wash basins;
- E. 'A' rated electrical appliances and energy saving light fittings;
- F. 'A' rated double glazed windows with natural cross ventilation provision;
- G. Recycling of waste construction materials where practicable;

5.42 The proposal is therefore considered to comply with sustainability objectives in this respect.

5.43 **Community Infrastructure Levy:** The relevant forms have been submitted in respect of the proposed annexe and remainder of buildings being undertaken as a self-build project.

6. Conclusion

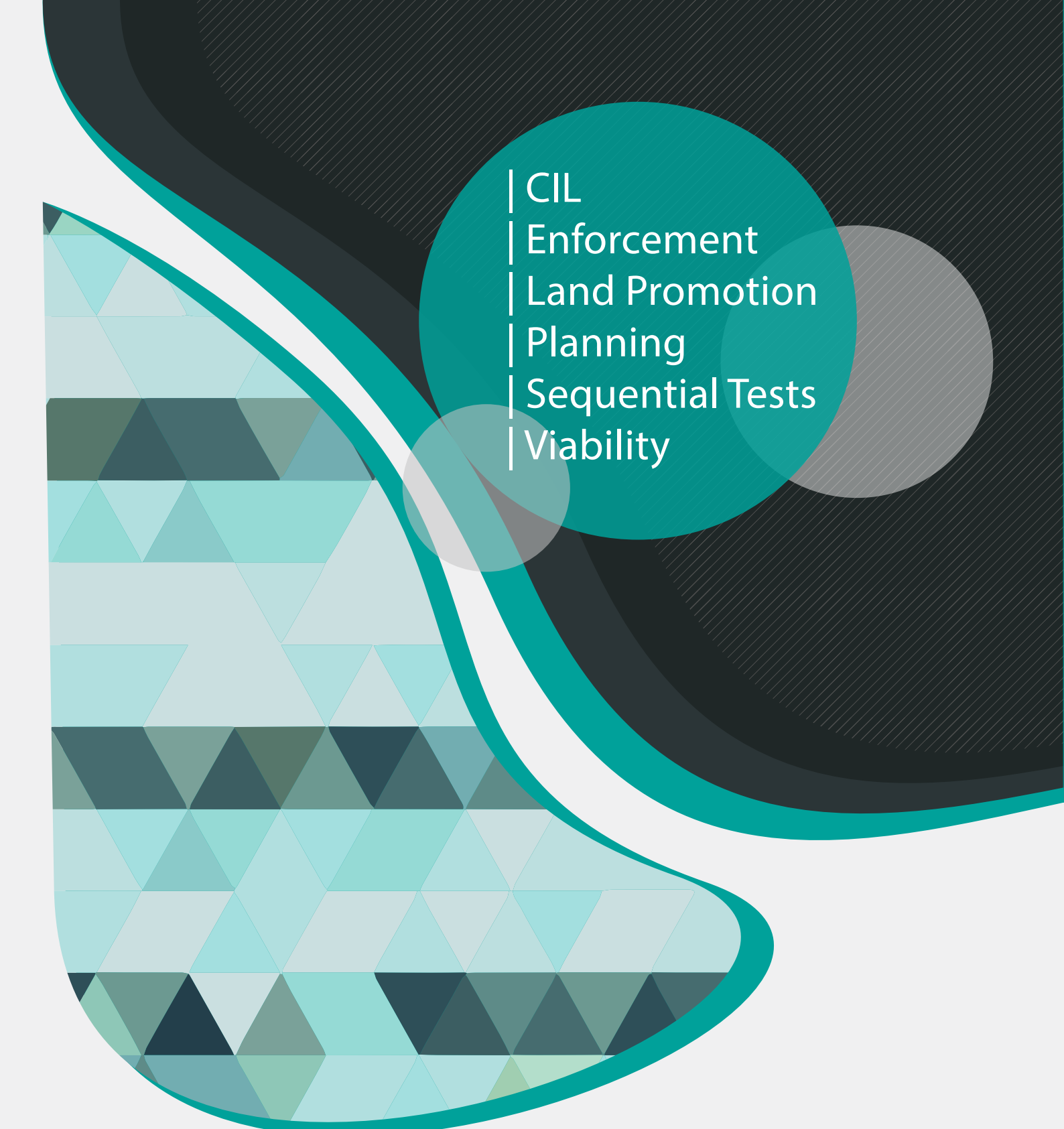
- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land, without adverse impact to the countryside or landscape character.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would form a replacement annexe facility, removing the mobile home and erecting a new building, and two further ancillary outbuildings, without adverse effect on the character of the area or the amenity of neighbouring residents.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

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