

Design and Access Statement

Two Proposed 5 Bedroom Dwellings
with Shared Carport

at

Land Adjacent to Sandlea Farm

London Road
Wokingham
Berkshire
RG40 1PD



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Rev B



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1. Introduction

JE Architecture has been instructed by the applicant to prepare and submit this Design and Access Statement to support planning application at Land Adjacent to Sandlea Farm, London Road, Wokingham, Berkshire, RG40 1PD.

The description of the development is as follows:
“2 Proposed Dwellings with Shared Carport”

The application should be considered with the following documents:

- JEA-LOC-001 Proposed Site Plan
- JEA-LOC-002 Proposed Site Plan and OS Map
- JEA-PRO-003 Proposed Floor Plans
- JEA-PRO-004 Proposed Elevations
- JEA-PRO-005 Proposed Carport and Roof Plan

The site is shown on JEA-LOC-001 and JEA-LOC-002 and is currently being used as a residential building.

The site is in a semi-rural location within the ward boundary of Westcott. The existing property is at the end of the road and has neighbours to the North East of the site, with the surrounding buildings comprising of similarly aged and sized dwellings with some having been extended/remodelled in the recent past. The immediate neighbour is a commercial property that has undergone a change of use from residential to commercial. A large development of multiple homes has been approved at the start of London Road.



Site Location Plan

2. Description of the Site and Surrounding Area

Sandlea Farm is a detached house on a plot size of 4038m². The property is situated outside of the green belt and is not within any conservation area. The property is 3 miles away from the town centre where there are bus routes and a mainline train station.

The existing property is a detached 2.5 storey dwelling that has been extended. This part of the town has been developed to a low density with mainly detached houses, but there is the large development at the start of London Road that is a mix of semi-detached and terrace houses. The plot borders the slip road of the A329 to the South West and Merrydale Day Nursery to the North East. Sandlea Farm and surrounding houses are believed to have built in the mid twentieth century and have rendered or brick elevations and tiled, pitched roofs.

The site is relatively flat and is screened along it's boundaries by existing fencing, mature trees and shrubs. There are a small number of semi-mature trees within the plot which will be retained. The proposed development area is currently being used as garden space for Sandlea Farm and will be rectangular in shape being accessed via London Road.

The residential road of London Road is a dead end and has a main local bus route into Wokingham and Reading at the top of the road. Local shops are close at hand together with schools, doctors' surgeries and other local facilities. Wokingham town centre is within a 15 minute walk. Therefore, considering the proximity to these facilities and the transport links the site is eminently suitable for sustainable development as defined in the National Planning Policy Framework.

The Environment Agency's flood map shows the property to be outside of the area which could be affected by flooding.

3. Description of Proposed Scheme

Design

The proposal is to erect 2 single family, two and a half storey, 5 bedroom detached dwellings with an internal floor area of 244m² and retaining the existing dwelling as a neighbour property to the North East of the proposed development. The proposed dwelling has been designed to respect the scale, height, proportions and materials of the adjacent dwellings and will be in scale and context with the immediate surroundings. We have also ensured that the house will meet the requirements of building within an existing site and not over develop the site. By orientating the dwelling to face the existing road frontage appropriate relationships are formed with adjacent dwellings and rear gardens. The form of layout minimises any adverse effect on privacy and will also ensure that there is a good degree of surveillance in the public realm to foster safety and security.

The architectural style of the proposed houses will incorporate contemporary and traditional materials and design features. A new site entrance is to be proposed but it will utilise the existing gate already in the road facing boundary wall, which is common along London Road. All existing boundary treatment is to be retained with an adequate private amenity space also being retained. Vehicle parking is to be provided by a carport as well as a large driveway area well as secure cycle storage within the proposed carport. There will be sufficient space around the dwelling which allows for suitable additional landscaping, and all the amenity areas are suitable for the development and are in line with the Borough Design Guide.

Wokingham Borough Council has several planning policies under its Core Strategy and Managing Development Delivery Local Plan Policies and the Borough Design Guide. Core Strategy policies CP1 and CP3 outline the General Principles of Development and Sustainable Development.

Wokingham Borough Council's Policy WOS2 promotes the principle of development, providing there is no adverse impact on the character of the area.

The NPPF supports the principle of sustainable development. It calls for good design in that the context of the area should be considered, and that improving the character and quality of an area should be of importance.

Access

The proposal also includes a new site access from London Road for the dwelling's via a new dropped kerbing to be formed. There is currently a large parking area for the existing dwelling, but this will remain in the boundary of the existing dwelling so the existing parking is not impacted. The new parking will provide 4 parking spaces per dwelling.

There are bus stops along London Road and B3408 and are situated within about 450 metres of the site and give good access to railway stations and local towns and facilities; therefore, development of the site meets with Core Strategy CP6.

Disabled access to the individual houses will be gained via the block paved drive and footpath with a maximum ramp of 1 in 12, to a level threshold at the front entrance doors and any change in direction, to allow assistance where necessary and provide an uninterrupted approach to each house entrance.

Disabled circulation within each house is to comply with all current regulations and guidelines for disabled persons with the following specific requirements.

- Entrance doors to have a minimum clearance of 800mm.
- Internal staircase designed in full compliance with Building Regulations.

- Internal circulation spaces to comply with current Building Regulations disabled access.
- All bathrooms and WC facilities to be designed for disabled access.
- All electrical fittings and controls of services etc together with ironmongery fitted at suitable height for disabled persons use.

All internal design requirements shall be in accordance with part M (Disabled) of the Building Regulations.

Storage areas for refuse and recycling will be provided and this can be seen on the submitted plans.

Access for emergency services will be provided at front of the dwelling.

Planning History

(2008) 082619 - Proposed erection of two storey rear extension plus extension to roof space to form living accommodation to existing property. REFUSED

(1999) 992396 - Proposed Extension To Building To Form Additional Staff Accommodation For Coppid Beech Hotel REFUSED

4. Policy Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with an up-to-date Development Plan unless material planning considerations outweigh it.

The Government published a revised National Planning Policy Framework (NPPF) in December 2023. As per the previous iterations, this document sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and local planning authorities can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. Given the age of the adopted Development Plan documents, where there are discrepancies between it and the new NPPF it is appropriate to consider only the NPPF.

At the heart of the Framework is a presumption in favour of sustainable development - Local Planning Authorities should approve proposals that accord with an up-to-date Development Plan and, alongside saved local plan policies and to which the relevant Strategic Policies will align, it too seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as taking account of the character of different areas.

The key parts of the NPPF in relation to this proposal are as follows:

- NPPF Section 5 - Delivering a sufficient supply of homes
- NPPF Section 12 - Achieving well-designed places
- NPPF Section 13 - Protecting Green Belt land
- NPPF Section 15 - Conserving and enhancing the natural environment

Section 12 requires development to demonstrate good design and establishes that LPAs, when determining planning applications, should ensure that development:

- Will function well and add to the overall quality of the area
- Is visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- Is sympathetic to local character and history without discouraging appropriate innovation or change (including increased densities)
- Results in a strong sense of place
- Optimises the potential of the site
- Creates places that are safe, inclusive and accessible

5. Summary and Conclusions

The application to which this Planning Statement relates is submitted on behalf of the applicant at Land Adjacent to Sandlea Farm and seeks Planning Approval for 2 New Dwellings.

This Planning Statement demonstrates that the proposed development complies with the adopted development plan and national policy.

The proposed dwellings would be of a high quality and provide additional sustainable development meeting the requirements of Part L.

This Planning Statement demonstrates that the scheme meets the requirements of the NPPF resulting in dwellings appropriate in terms of its direct comparisons to the surroundings in terms of volume, mass and footprint.

The proposals will not impact on the relationship the site has with either the highway network or the occupiers of adjoining properties.

The development can therefore be considered to accord with the relevant planning policies as detailed above and to be consistent with the aims and objectives of the NPPF that provides overarching guidance. In line with Paragraph 11 of the NPPF, the application accords with the Development Plan and accordingly should be approved without delay.