

Section 55 Town and Country Planning Act

Design and Access Statement

Application for demolition of existing single storey rear Conservatory, and side extension (utility room and car port) and erection of rear extension with a room in the roof.

Paddock View, Honey Hill, Wokingham, Berkshire, RG40 3BB

Site Information

Client :Matilda Ferrar

Site :Address Paddock View, Honey Hill, Wokingham, Berkshire, RG40 3BB

LA: Wokingham Borough Council

Description of Development:

Application for demolition of existing single storey rear Conservatory and side extension (utility room and carport) and erection of rear extension with a room in the roof.

Pathway (PD/Application/Appeal) Application

Constraints Review

Flood Risk Zone Flood Zone 1

Contaminated Land No

Tree Preservation Order No

Heritage Assets No

Noise Abatement Areas No

Explosive Hazard Areas No

Area of Outstanding Natural Beauty No

Special Protection Area No

Site of Special Scientific Interest No

RAMSAR Convention Site No

Site of Importance to Nature Conservation No

Article 4(2) Directions No

Local Policy Requirements

Local Plan/Core Strategy Wokingham Core Strategy, adopted in 2010.

Effective Policies in Development Control CP1-Sustainable Development

CP3- General principles for development

CP11- Proposals outside development limits

Planning History

No relevant previous planning history.

1. Introduction

1.1. This planning statement has been prepared to support the following proposal:

Application for demolition of existing single storey rear Conservatory and side extension (utility room and carport) and erection of rear extension with a room in the roof.

1.2. The site, the subject of this application, relates to a detached dwelling (C3 Use Class) on the western side of Honey Hill, located within an area which is predominantly rural.

1.3.



Site Location



Site Photograph

Summation of Case

1.4. The property consists of a 1½ storey detached dwelling, with large garden located to the rear.

1.5. There is an existing single storey rear extension (conservatory) to the property as well as a side extension (carport and utility room), all of which are proposed to be demolished.

1.6. The applicant seeks to erect a new single storey extension to the rear of the property, with the addition of a room in the roof.

1.7. It is believed that the development adheres to the aims and objectives of the NPPF, and the policies of the Wokingham Local Plan.

Site Context

2.1. Paddock View is a 1½ storey detached residential property located on the western side of Honey Hill.

2.2. The property is set back from the lane and is accessed from its driveway.

2.3. Paddock View lies on a country road, with only one neighbouring property located to the South.

2.4. The neighbouring property is named Glendower, and consists of a detached dwelling with a similar design and layout to Paddock View.

2.5. Honey Hill is located south of Wokingham.

2.6. The property lies approximately 3.9km south-east of Wokingham town centre.

3. Local Development Framework

National Planning Policy Framework

3.1. The National Planning Policy Framework (NPPF) is the primary national planning policy

guidance and the updated version was issued in February 2019.

Sustainable Development

3.5. 3.2. Paragraphs 8 and 9 of the NPPF sets out the Government's overriding objectives of

securing sustainable development. Para 8 of the NPPF identifies the roles of the planning system in achieving sustainable development:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the

right time to support growth, innovation and improved productivity; and by identifying and

coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve

biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.3. Paragraphs 10 and 11 go on to provide further emphasis on the focus towards sustainable development stating:

10. So that sustainable development is pursued in a positive way, at the heart of the

Framework is a presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within the neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most

important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits,

when assessed against the policies in this Framework taken as a whole.

3.4. With regard to design Paragraph 124 states:

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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.

Local Policy

3.5. The Wokingham Core Strategy is the principle document in the Local Development Framework. Adopted in 2010 it sets out the policies for Wokingham's future development

up to 2026.

3.6. This document sets out a number of strategic policies of which the following are relevant

to this application:

CP1 seeks to ensure new development contributes positively to the council's aims for sustainable development.

Policy CP3 relates to the general principles for development including good quality design. It states:

Planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with

a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. And,

Policy CP11 sets the proposals outside development limits (including countryside) and states:

In the case of residential extensions, proposals are acceptable where they do not result in inappropriate increases in the scale, form or footprint of the original building;

4. Principle of Development

4.1. This application seeks planning permission for demolition of the existing single storey rear extension (conservatory) and side extension (carport and utility room), and erection of single storey rear extension with rooms in the roof.

4.2. It is argued that the site can take the proposed development, given that the property still retains a large garden of approximately 400 sqm with the extension.

4.2. The overall area of the existing plot (including the garden) is 780sqm, and the extension has a footprint of only 49 sqm.

4.2. The existing extensions and garage have a combined floor area of 39 sqm, whereas the new ground floor extension has a footprint of 49sqm, therefore the ground floor extension will only result in a net increase of some 10 sqm.

4.2. The proposed extension is to the rear of the property, therefore it will not be visible from Honey Hill.

4.3. The proposed accommodation consists of a large kitchen to the rear and a larger of bedroom in the roof,9 BUT NO NET INCREASE IN THE NUMBER OF BEDROOMS WHICH IS CURRENTLY 4). resulting in a 99m³ addition to volume.(ground floor and 1st floor)

4.5. The neighbouring property 'Glendower' has also been extended in recent years with a similar rear extension although it extends further than what is proposed for Paddock View.

4.4 The extension has been designed in keeping with and finished in materials to match the existing property.

4.6. It will be noted that the extension lies to the north-west of the neighbouring property, Glendower, so will only have a minimal impact, if not any impact on direct sunlight (as shown on the plans) to the adjacent bungalow or its garden.

4.7. Finally, following the 2019 update to the Householder permitted development rights, larger home extensions have been made permanent. This therefore highlights that a single storey extension of 8m could extend to the rear of the property, with a storey above extending 3m all under permitted development. Thus, highlighting the minimal impact of this development.

5. The Design Appraisal

Scale

5.1. The scale of the proposed development is the addition of a single storey rear extension with rooms in the roof, that only results in an increased volume to the property of 99.4m³

(20.6% increase).

Amount

5.2. The proposal is to retain the existing property but to enlarge it to provide a new kitchen/ dining area to the ground floor, with the addition of a larger bedroom in the roof. There is no net increase in the number of bedrooms as the property already has 4 bedrooms. The proposed development is also therefore for a 4 bedroom property. Therefore, the existing parking layout is sufficient and will remain the same as it currently is.

Layout

5.3. The layout of the bungalow is unchanged but with the addition of the new rear extension.

Landscape

5.4. This proposal seeks to extend the building only. There are currently no proposals to alter the landscaping associated with the premises.

Appearance

5.5. It is argued the appearance of the property will be vastly improved as with the demolition of old dated conservatory , and side carport and utility room the width of the building visible from the road is reduced by some 3m. (as shown on plans).

5.6. The work will be undertaken to match the appearance and materials of the existing property.

6. The Access Appraisal

6.1. This proposal will have no impact on vehicular access, as shown in plans.

6.2. Access to the dwelling is through the front of the building, whilst it is also proposed that there will be doors on the back wall of the rear extension.

7. Conclusion

7.1. Based on the information as set out above, it is considered that the proposed development would comply with the relevant policies within the Wokingham Plan (Core Strategy), NPPF, and NPPG.

7.2. The extension is modest, sits comfortably on the site, and is designed to match the existing property.

7.3. The extension will have no significant impact on the amenities of the neighbouring property.

7.4. Therefore, it is respectfully requested that Planning Permission be granted for the proposed development