



PLANNING SUPPORTING STATEMENT



Retrospective planning for extension to existing Garage/outbuilding

in the grounds of

Longmoor Cottage,

Park Lane,

Finchampstead,

RG40 4PT

January 2026



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1. Introduction

The application seeks retrospective planning permission for the erection of side and rear extension to existing single storey garage/outbuilding + raising existing roof in the grounds of Longmoor Cottage, Park Lane, Finchampstead, RG40 4PT. To accompany this statement please refer to drawings 4003-100A, 200A, 300A, 301A.

2. Planning History

Application ref: 201278, dated 25 May 2020, was refused by notice dated 20 August 2020 for the proposed single storey side/rear extension to existing detached double garage and raising of roof height with two rear facing dormers to form a storage area.

Appeal Ref: APP/X0360/D/20/3262967 dated 01 March 2021 was dismissed.

Application ref: 203526, dated 16 December 2020, was approved by notice dated 09 February 2021 for Application for a certificate of existing lawful development for land at Longmoor Cottage as garden forming the domestic curtilage of the property.

Application ref: 221541, dated 23 May 2022, was approved by notice dated 10 June 2022 for Application for WORKS TO PROTECTED TREE(S) TPO 1744/2020, WOODLAND 1 T1, Dead Tree – Fell T2, Dead Tree – Fell

3. Site Context

Longmoor Cottage is a large detached property standing within a good-sized garden and the house has been the subject of extensive recent refurbishment and extension.

The western boundary of the site is formed by Park Lane and the northern and eastern boundaries of the site and adjoining to the curtilage of Longmoor Lodge. The southern boundary of the site is adjoined by a gypsy site which is separated from the garden of Longmoor Cottage by a 2-metre close boarded fence.

The garden of Longmoor Cottage lies to the South of the property. The western boundary of the garden with Park Lane is formed by a belt of trees. The garden to the south of the property comprises principally lawn and a natural swimming pool with relatively recent tree planting and mixed shrubs.



LOCATION PLAN

4. Proposal

This application seeks retrospective planning permission for the erection of a garage constructed in 2024 on the existing foundations/slab of the original detached garage that was demolished in 2020 due to it being structurally unstable.

The appeal was determined based on lack of supporting Arboricultural evidence that the adjacent trees would not be harmed.

This application is supported by a full tree condition survey and Arboricultural Impact Assessment and Method Statement for the works produced by Mark Welby Consulting Arborists.

The report is in depth and refers to the condition of the trees, the root zones, engineering drawings produced for the foundation design and photographic evidence of the works being undertaken to include evidence of the hand dug excavations forming each pad foundation; in particular P1, where P2 & P3 repeats (noting there were no tree roots present).



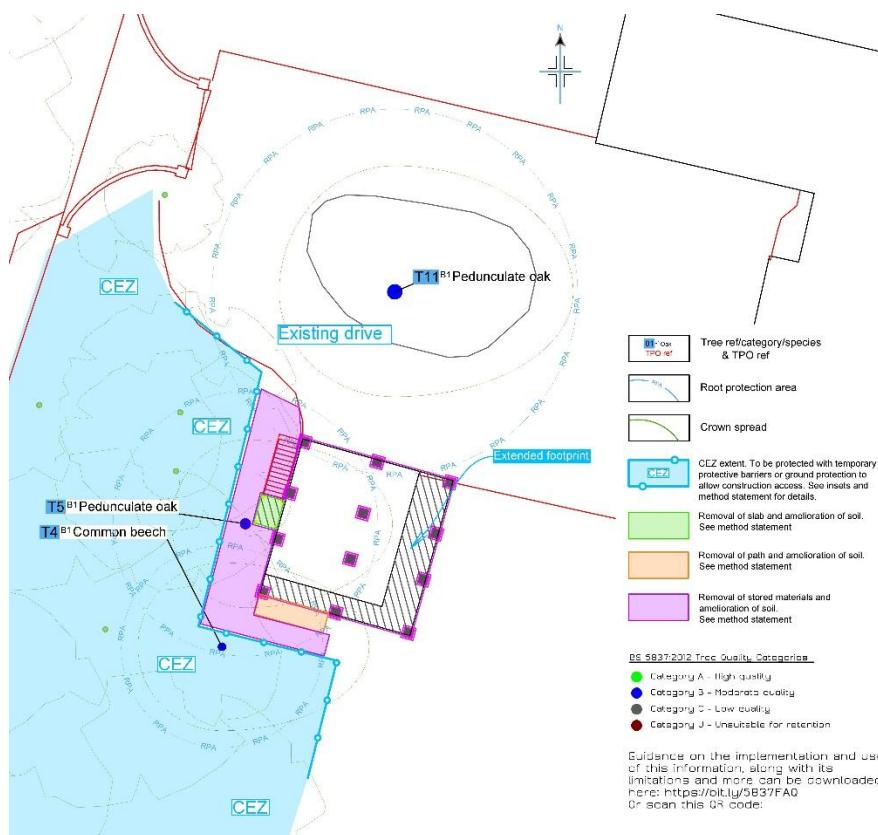
Typical pad built within extg slab P7



Hand dug P1 pad



Ground beams on pads



Tree Protection Plan



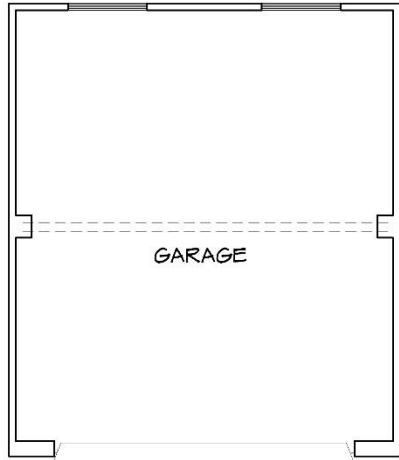
The recommendations within this report focuses on three elements.

1. Removal of the slab that supports the staircase.
2. Soil aeration to compacted sub soil within the route zones.
3. Avoiding compaction of soil under pathways.

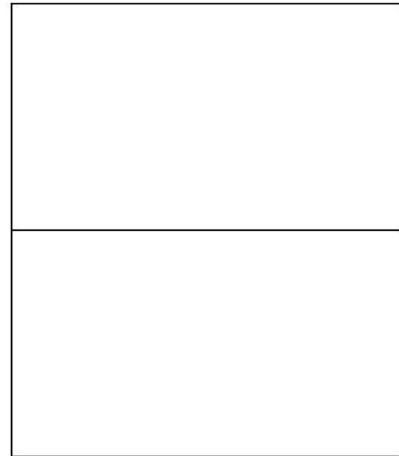
The accompanying application drawings refer to the required changes to include removing the slab supporting the staircase and providing alternative support that does not involve encroachment into the RPA, in addition to the recommendations as set out in the Arboricultural Impact Assessment.

**Existing Garage/Outbuilding**

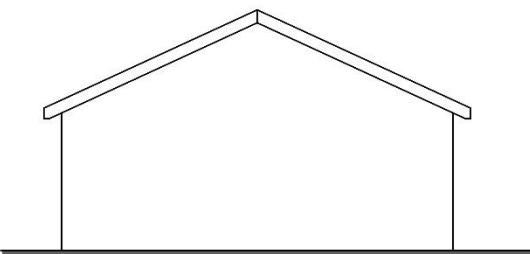
This building was removed to slab level in 2020. The slab and foundation remained in situ.



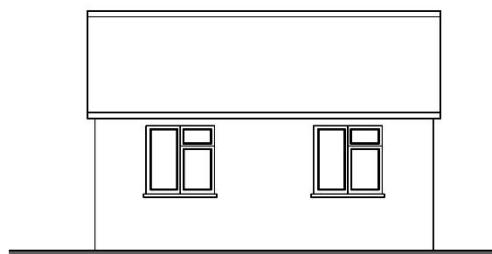
ORIGINAL GARAGE



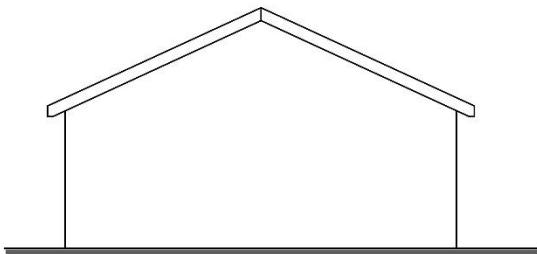
ROOF PLAN



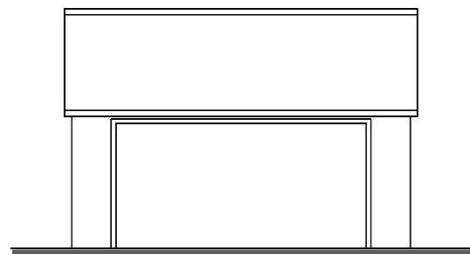
EAST ELEVATION



SOUTH ELEVATION



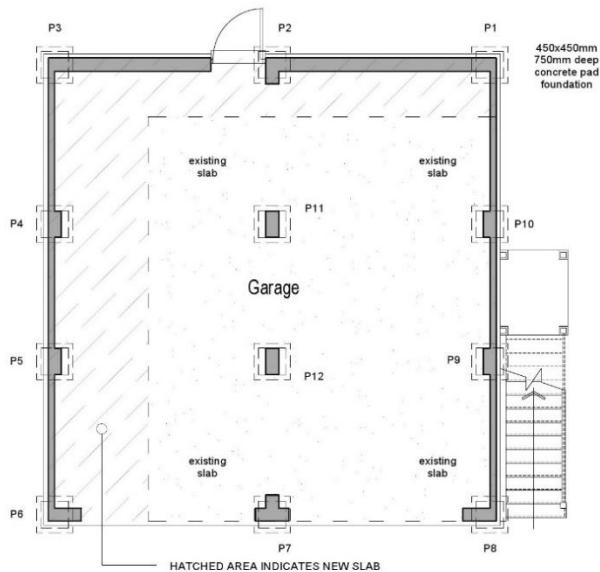
WEST ELEVATION



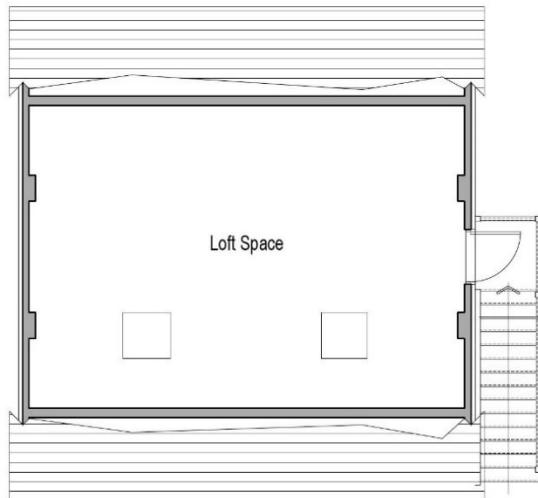
NORTH ELEVATION



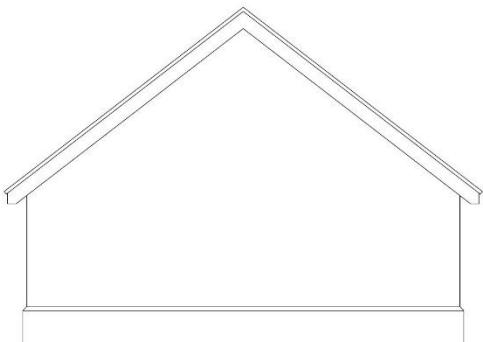
As built currently



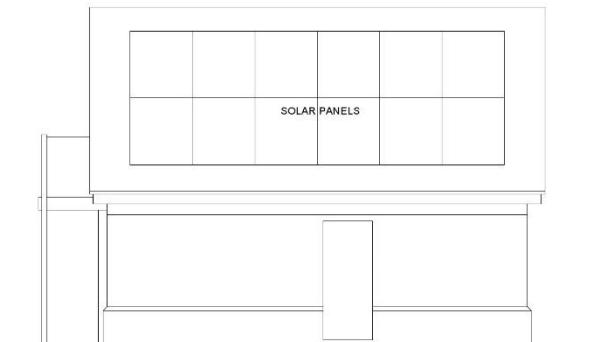
As built Garage Plan



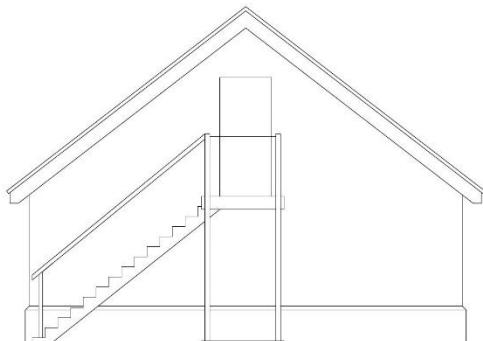
As built Loft Plan



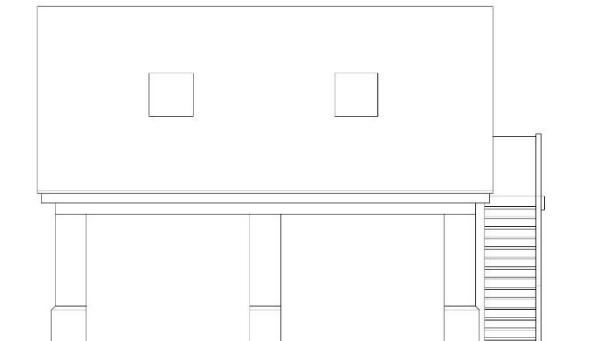
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EXISTING SITE PLAN - (AS BUILT)



Construction of rebuild and extension



Site protection during construction



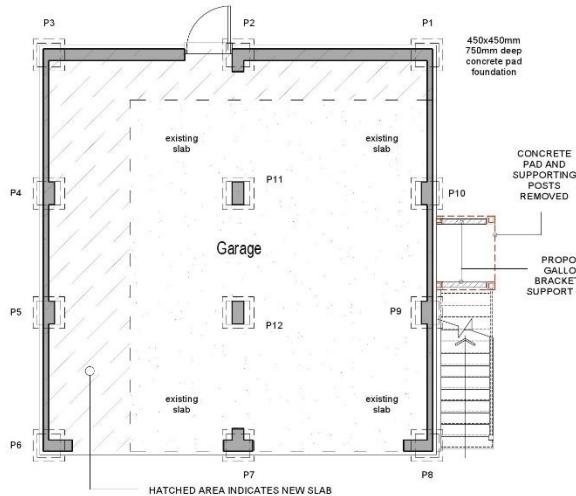
Pad and beam construction



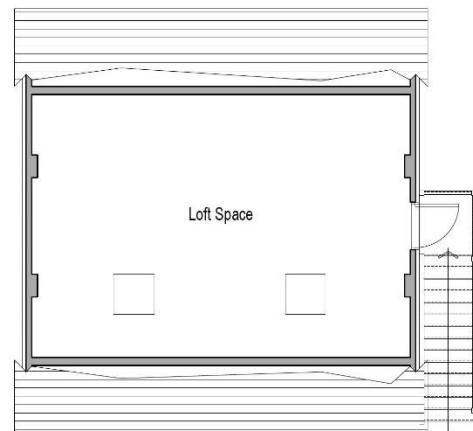
Superstructure works

Garage as built*South Elevation**North Elevation**Staircase serving room over garage**Staircase built off concrete slab*

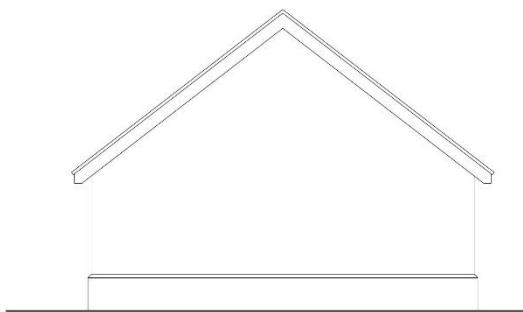
Proposed works to garage



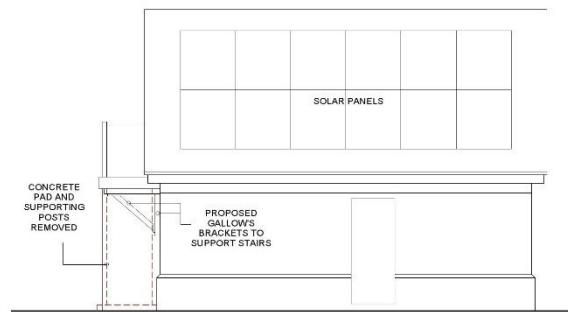
Proposed Garage Plan



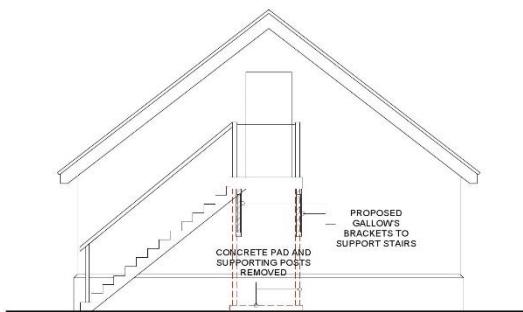
Proposed Loft Plan



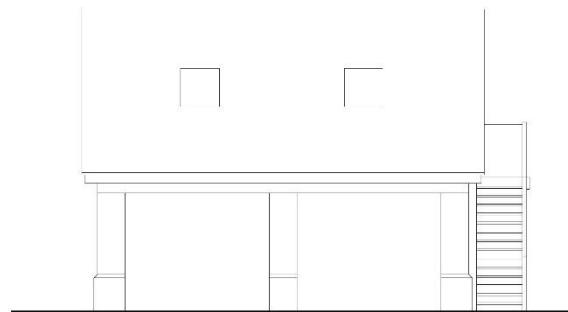
EAST ELEVATION



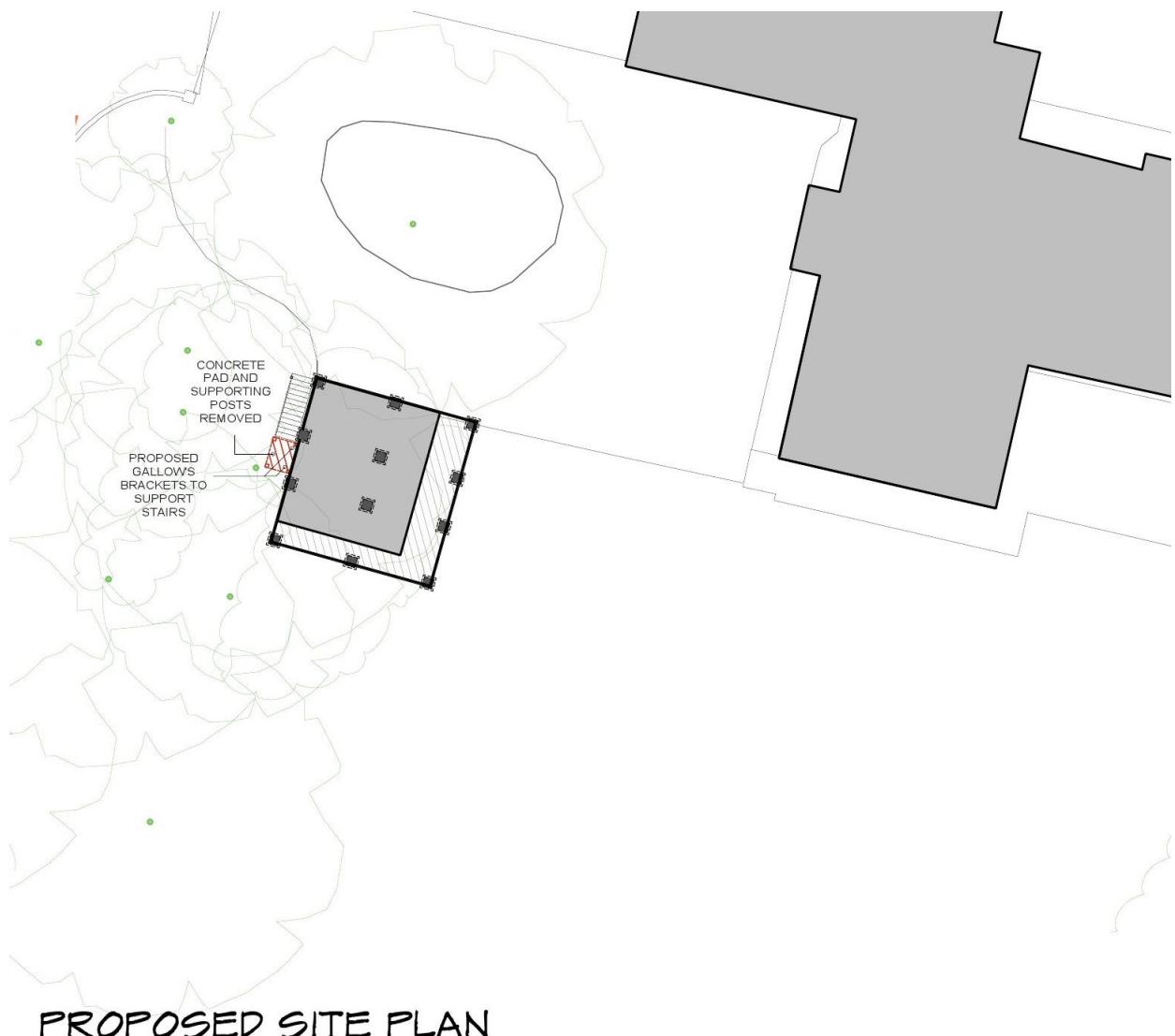
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION





5. Design, Scale and Appearance

The garage as built is subservient to the host dwelling. It is well screened from the public realm and is tucked behind mature shrub and tree planting. The materials used are plain clay roof tiles, rendered walls with brick plinth and some natural wood cladding all consistent with the host dwelling and typical to the local area.

6. Conclusion

This application provides all the technical information required to ensure that the trees have been/and will continue to be protected. The works in the past that were undertaken were of a pad and beam construction to minimise impact. In conclusion the report clarifies that the works undertaken in the past are acceptable however, gave strong recommendations for improvements to the current situation to ensure no further harm to the trees will occur.

The scale of development is wholly in keeping with the surrounding area as it is located directly over the existing garage and is subservient to the host dwelling.