



Householder application for the proposed erection of a single storey rear extension, detached outbuilding, installation of solar panels to front and rear roof slope and installation of two air conditioning units on rear elevation.

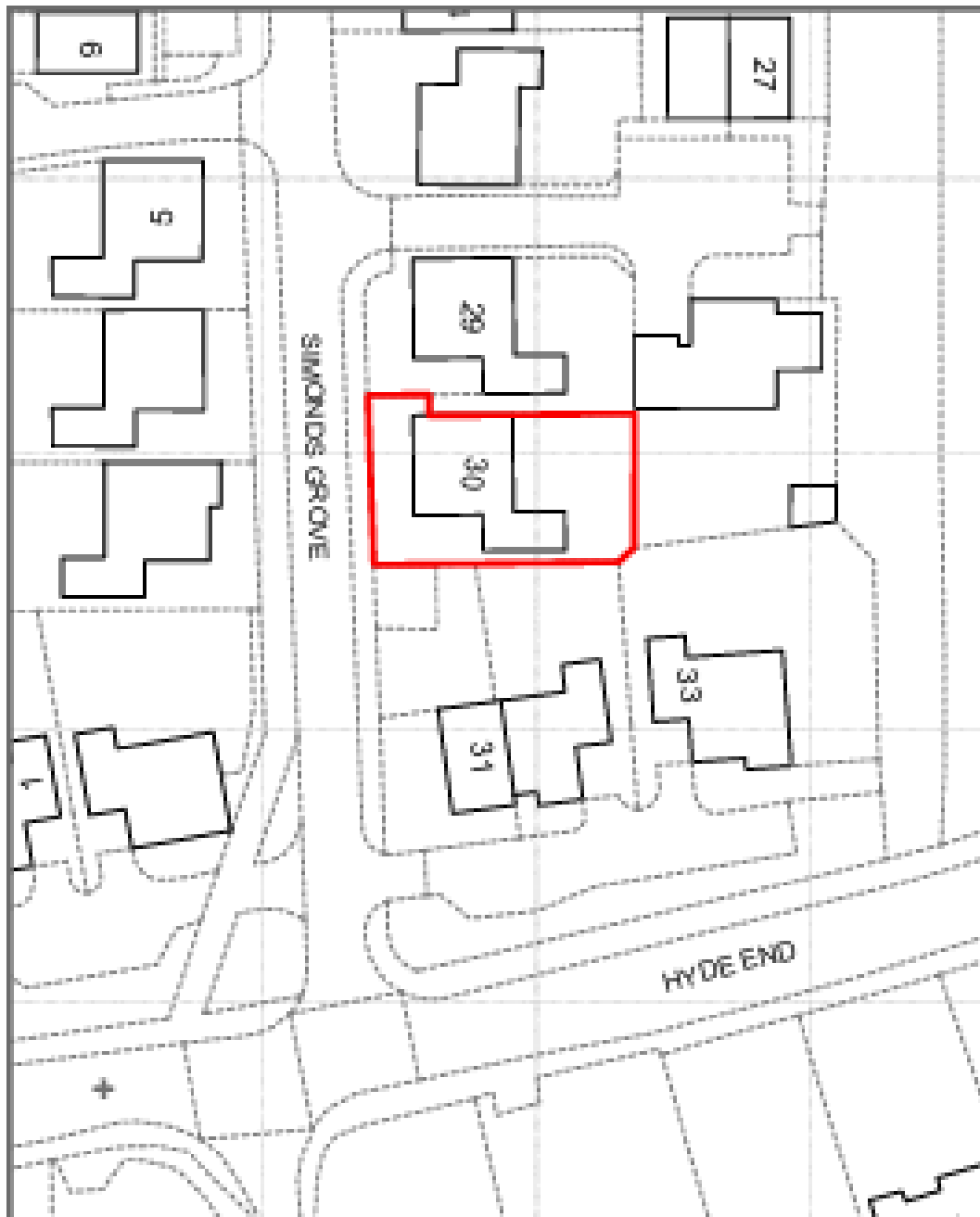
**30, Simonds Grove, Spencers Wood, Reading,
RG71BH**

Planning And Design And Access Statement.

Application Site

The application site is s a detached two storey residential property that was recently constructed. The area is predominantly residential in character. The site forms part of a larger area now developed for housing which was designated under the Wokingham Borough Core Strategy as the South of the M4 Strategic Development Location (SDL).

Fig. 1 Site location:



Existing rear elevations:



The Proposal

The proposal seeks planning permission for the proposed erection of a single storey rear extension, detached outbuilding, installation of solar panels to front and rear roof slope and installation of two air conditioning units on rear elevation.

The proposed rear extension would accommodate an orangery of 3.67 metres in length of rearward projection and attached to the flank wall of the existing garage. It would have a flat roof to a maximum height of 2.853 metres excluding the roof lantern which provides natural light.

The detached outbuilding would be located within the rear garden area and used for the purposes ancillary to the main dwelling as an office space. It would include a flat roof design to a maximum height of 2.5 metres. The building itself would fall within the tolerances of current permitted development legislation but is included for consistency as part of this application.

The proposed solar panels are to be installed to the front and rear roof slopes. Seven on the front facing roof slope and seven on the rear roof slope. These are again likely to fall within the tolerances of current permitted development legislation but are shown on the drawings submitted for clarity and consistency.

The two air conditioning units would be located above the existing ground floor orangery extension as shown on the proposed elevations. Due to the number of units proposed and their location they form part of this planning application.

Planning History

161255- Full application for the proposed erection of 32 no dwellings with associated vehicular access, parking and landscaping. GRANTED.

Planning Policies

This, and the supporting documentation, will demonstrate that the impacts of the proposed development will not be so significant to warrant a refusal of planning permission. Any impacts will be suitably mitigated and outweighed by the contribution made by the improvements to the existing living standards and energy efficiency of the property all of which are sympathetic in design and scale.

The National Planning Policy Framework (2023) seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been considered as part of the assessment of these proposals.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions.

to be made in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan is comprised of the Wokingham Core Strategy and the Managing Development Delivery Plan.

The following policies of the Development Plan are considered relevant to this application:

Core Strategy (CS):

- CP1 – Sustainable Development
- CP3 – General Principles for Development
- CP6 – Managing Travel Demand
- CP7 – Biodiversity
- 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
- TB21 – Landscape Character
- TB23 – Biodiversity and Development

Borough Design Guide Supplementary Planning Document

The National Planning Policy Framework (NPPF) provides that the NPPF “does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise”. The principle of the development is considered acceptable in accordance with the policies of the development plan. Planning considerations and other material considerations are detailed where relevant below. The principle of development is considered acceptable against the development plan because the plans respect the character of the host buildings, do not constitute overdevelopment, do not harm local distinctiveness, the character or appearance of the Conservation Area, the setting of the Listed Buildings and do not cause any adverse harm to residential amenity or highway safety. Planning considerations and other material considerations are detailed where relevant below.

Policy contained within the Local Plan referenced above accords with the National Planning Policy Framework (NPPF) in seeking to sustain and enhance the built environment. Taken together, they seek to ensure that proposed development responds positively to existing buildings, the streetscape and the wider context, including local architecture and character, surrounding heritage assets and locally distinctive patterns of development.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers. Section 4 of the Council's Borough Design Guide (BDG) sets out guidance for residential developments.

Assessment:

The proposed alterations are predominantly towards the rear of the site. The proposals are not excessive in height, scale or footprint and also help to improve the use and energy efficiency of the dwelling. The proposed extension and the outbuilding are subservient and not dominant and only occupies a very small part of the rear garden area.

At the heart of the NPPF is the presumption in favour of sustainable development (Paragraph 11) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted. In terms of the environmental role, the planning system is required to: 'contribute to protecting and enhancing our natural, built and historic environment; and, as part of this, help to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy' One of the core planning principles stated in Paragraph 17 of the NPPF is to: 'Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example by the development of renewable energy)'.

Paragraph 93 states that: 'Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development'.

In this case the changes are minor and have helped to improve the current rear garden layout and landscaping.

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has 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):

i) 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;

ii) 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

iii) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Policy CC01 (Presumption in Favour of Sustainable Development) of the Wokingham Borough Managing Development Delivery Local Plan (2014) confirms that applications which accord with the Development Plan will be approved without delay unless material considerations indicate otherwise. The proposed development will deliver renewable energy to a property and help lead towards lower emissions and better air quality in the future as we move towards a future of burning less fuel. The proposal is entirely in keeping with the age and character of the property and is a wholly appropriate development to see in a settlement area. It is considered that the principle of development is acceptable subject to compliance with relevant Development Plan policies.

Policy CP1 (Sustainable Development) of the Wokingham Borough Core Strategy (2010) lists criteria which development proposals must adhere to, one of which is to maintain and enhance the quality of the environment and minimise the emission of pollutants into the environment.

Policy CP3 (General Principles for Development) of the Wokingham Borough Core Strategy (2010) lists criteria which development proposals must adhere to, one of which is that proposals should be of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area. High quality design should be used without detriment to amenities of land users. It goes on, inter alia, to state proposals should use the full potential of the site.

Policy CP9 (Scale and location of development proposals) of the Wokingham Borough Core Strategy (2010) sets out that the scale of development proposals in Wokingham must reflect existing levels of facilities and services. As previously stated, the proposal will produce significant renewable energy which can contribute towards lower carbon emissions produced locally as we transition away from burning fuel. The size and scale of the installation fits within guidelines set out normally under permitted development rights. Since the property is set back from the road the visual aspect will go largely unnoticed apart from by the other residents in neighbouring properties when glimpsed at oblique angles from their gardens and upper floor windows.

The development when considered within the context of the site and the Local Planning Policies referenced above, would not alter the areas character. In this case, the development would be read in conjunction with the existing buildings. Similar alterations and changes have

already been undertaken at a number of other properties within this area. The proposals do not appear as an unexpected or overly dominant feature within the area.

Given the size and location of the development it is considered it would not significantly harm neighbouring amenities, give the impression of being overbearing, lead to a significant loss of daylight or have an unacceptable impact on the living conditions of neighbouring residents.

The application site is located within a predominantly residential area. Due to the location, size and scale of the development, it is considered that no harm will arise to the character or appearance of the area, the existing dwelling or street scene

The NPPF paragraph 130 states that developments should be visually attractive, and sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). The proposed single storey rear extension does adhere to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set away from the boundary with the neighbouring property. Also, taking into account its proportionate scale and unimposing design, the rear extension would have an acceptable impact on the appearance of the dwelling and wider area. This element of the proposal is to the rear of the property, and it would not be visible from the public domain which further demonstrates that it poses no harm to the character of the area.

The development respects the design, scale, materials, character, appearance and proportions of the existing buildings and area and does in our view preserve the character and appearance of the surrounding area and wider street scene. The outbuilding, the extension, the solar panels and the air conditioning units amounts to Sustainable Development which accords with the prevailing policies of the Development Plan and NPPF. As highlighted from the supplied plans, the majority of the proposals are likely to fall within the tolerances of current permitted development legislation. In this case a planning application has been submitted for all the works proposed to include the air conditioning units and rear extension as these are slightly over the current tolerances of permitted development requirements. In our view the proposal does not have any significant impact on streetscape, existing buildings, character or surrounding amenities, and is not dissimilar to what could be constructed under permitted development.

Conclusion

Following a review of the applications applicable policy and material considerations, it is of our professional view that the development is in compliance with all applicable policies as previously illustrated.

The NPPF identifies a series of components that are considered critical to achieving sustainable development. In my opinion, the above assessment of the planning application demonstrates that the application responds to, and is in accordance with, the requirements



of the adopted planning policy within the development plan and material considerations relevant to the determination of the application.

The scheme provides betterment for residents allowing a better standard of living accommodation and reducing the climate change impacts.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with applicable guidance of the NPFF. Should any further information be requested to assist in the council's assessment of the proposal, please do not hesitate to contact me directly.