

# PLANNING STATEMENT

## 1 Wyvols Cottages, Swallowfield - Proposed Garden Room/Outbuilding

### 1. Introduction

This planning statement has been prepared in support of a householder planning application for a single-storey detached garden room/outbuilding at 1 Wyvols Cottages, The Street, Swallowfield, Reading RG7 1RH. The building will provide ancillary accommodation for home working and leisure and is incidental to the enjoyment of the main dwelling.

### 2. Site Description and Context

The site comprises a semi-detached cottage constructed of red brick with a clay tiled roof. It benefits from large front and rear gardens enclosed by hedgerows and mature trees. The surrounding area is residential with cottages and detached houses set within spacious plots. The proposed outbuilding will be located in the rear garden, screened from public view.

### 3. Proposed Development

The proposed development is a single-storey garden room/outbuilding of approximately 30.8 m² floor area with a pitched roof (c.3.5 m to ridge). External walls will incorporate red brick slips at the base with vertical timber cladding above; the roof will be finished in clay tiles to match the main house. High-quality double-glazed windows, glazed doors and slim rooflights will provide natural light.

### 4. Planning Policy Context

The National Planning Policy Framework encourages sustainable development and supports extensions and outbuildings that respect local character and neighbour amenity. Wokingham Borough Council's Local Plan policies, including CP3 and TBH7, require ancillary buildings to be subordinate to the host dwelling, use sympathetic materials and avoid harm to neighbours. The proposal complies with these policies.

### 5. Planning Assessment

- Scale and design: The outbuilding's modest scale and pitched roof ensure it remains subordinate.
- Materials and appearance: Brick slips, timber cladding and clay tiles complement the cottage and rural setting.
- Siting and neighbour impact: Located centrally within the rear garden, the structure is screened by existing trees and hedgerows and will not cause overlooking or overbearing impacts.
- Use: The building is ancillary and not a separate dwelling.
- Sustainability: Providing space for home working reduces travel and enables biodiversity enhancements through native planting.

### 6. Conclusion

The proposed garden room/outbuilding will provide a high-quality ancillary space that enhances the functionality of the property without detriment to its character or neighbouring amenity. It complies with national and local planning policies, and approval is therefore requested.