

PLANNING STATEMENT FOR 58 REDHATCH DRIVE, EARLEY RG6 5QR

This Planning Statement accompanies a householder planning application for proposed works at 58 Redhatch Drive, Earley RG6 5QR.

SITE DESCRIPTION

No. 58 is a two bedroom bungalow located on the southern side of Redhatch Drive and backs onto woodland, Redhatch Copse, to the rear. Part of the front garden is hard surfaced and can accommodate 2 parking spaces. The area is residential in character with a variety of house types and sizes.

RELEVANT PLANNING HISTORY

The original bungalow was built in the mid 1950's. The existing attached garage was built before 1972 and a veranda was added to the rear of the garage in excess of 20 years ago.

Planning permission 1226/72 was granted 19.07.1972 for a 5 metre deep, single storey rear extension to extend the lounge and dining room. This permission has been implemented.

PROPOSED DEVELOPMENT

Both internal and external alterations are proposed to bring the property to modern standards and to aid mobility for the existing occupier and future occupiers.

Externally these works include:

Raising the flat roof

The raising of the single storey flat roofed extension will enable the installation of a warm roof. This includes the raising of the existing parapet to both sides of this roof and the addition of a new parapet to the rear elevation. All brickwork will match the existing extension.

Solar Panels

A total of 22 solar panels will be installed on both the flat roof (12 in total), the rear (south facing) roof slope and to the side (east facing) roof slope.

Grey Water Harvesting

A grey water harvesting tank will be installed to the rear of the dwelling, within the existing patio area. A new patio will not exceed 300mm above ground level to provide level access from sliding doors in the rear elevation.

Replacement veranda

The existing glass veranda which is attached to the original bungalow will be removed and replaced with a similar structure, extending the length by 0.9m, and as such will be attached to part of the rear extension. The veranda will be enclosed by bifold doors to the rear elevation providing access to the rear garden. White frames and doors are proposed with obscure glazed panels to side with the neighbouring property at 60 Redhatch Drive to protect privacy. All rainwater goods will be retained within curtilage of 58 Redhatch Drive.

Garage/store

The existing sub-standard garage to the side will be demolished and it will be replaced by a brick built store, to enable storage of bins, charging of mobility scooter etc. External materials will be similar in appearance to those used in the existing dwelling.

Side facing window

The existing side facing window in the east elevation will be reduced in size to accommodate new kitchen units.

Parking

The number of bedrooms, two in total, will remain the same as existing and off-street parking is available within the existing driveway to the front.

DEVELOPMENT PLAN POLICIES

The site is located within the settlement boundary of Earley as defined by the Wokingham Borough Council policies map.

The Wokingham Borough Core Strategy Development Plan Document (CSDPD) was adopted 29.01.2010 and policies CP1, CP3 and CP7 are relevant to this application.

CSDPD policy CPI - Sustainable development states:

Planning permission will be granted for development proposals that:

- 1) Maintain or enhance the high quality of the environment;*
- 2) Minimise the emission of pollutants into the wider environment;*
- 3) Limit any adverse effects on water quality (including ground water);*
- 4) Ensure the provision of adequate drainage;*
- 5) Minimise the consumption and use of resources and provide for recycling;*
- 6) Incorporate facilities for recycling of water and waste to help reduce per capita water consumption;*
- 7) Avoid areas of best and most versatile agricultural land;*
- 8) Avoid areas where pollution (including noise) may impact upon the amenity of future occupiers;*
- 9) Avoid increasing (and where possible reduce) risks of or from all forms of flooding (including from groundwater);*
- 10) Provide attractive, functional, accessible, safe, secure and adaptable schemes;*
- 11) Demonstrate how they support opportunities for reducing the need to travel, particularly by private car in line with CP6; and*

12) Contribute towards the goal of reaching zero-carbon developments as soon as possible by:

- a) Including appropriate on-site renewable energy features; and
- b) Minimising energy and water consumption by measures including the use of appropriate layout and orientation, building form, design and construction, and design to take account of microclimate so as to minimise carbon dioxide emissions through giving careful consideration to how all aspects of development form.

CSDPD policy CP3 - General Principles for development states:

Planning permission will be granted for proposals that:

- a) 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;
- b) Provide a functional, accessible, safe, secure and adaptable scheme;
- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;
- e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;
- f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;
- g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;
- h) Contribute towards the provision of an appropriate sustainable network of community facilities;
- i) Do not lead to a net loss of dwellings and other residential accommodation or land; and
- j) Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available.

CSDPD policy CP7 - Biodiversity aims to ensure that habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna are not harmed by development whether directly or indirectly.

Other relevant documents:

The Wokingham Borough Design Guide SPD (July 2007) seeks to ensure development is of a high standard of design that can integrate with the character of the area is also important to achieving sustainable development in the borough. The proposals will accord with this Design Guide SPD.

PLANNING CONSIDERATIONS

Impact on the character and visual amenity of the area

Careful consideration has been given to the design and scale of the proposed extensions which will be in keeping with the character and visual amenity of the area. All materials will be similar in appearance to those used in the existing dwelling. As such the proposals accord with CSDPD policies CP1 and CP3 and the NPPF (Dec 2024).

Impact on the amenity of the occupiers of neighbouring properties

The proposed store will be smaller in size compared to the existing garage whereas the veranda will be increased in depth by 0.9m. The proposals by reason of their relationship with neighbouring properties will not adversely affect the living conditions of neighbouring occupiers. As such the proposals accord with CSDPD policy CP3 and the NPPF (Dec 2024).

Sustainability

In accordance with CSDPD policy CPI Sustainable development 12 a) the proposal includes the provision of on-site renewable energy features making the best of the orientation of the property through the installation of solar panels. The proposals also include the installation of a grey water harvesting tank, which will minimise water consumption in accordance with CSDPD policy CP1 6) and 12) b).

Biodiversity

A Preliminary Ecological Appraisal prepared by Urban Tree Experts accompanies this application. This included a detailed search of the interior and exterior of the building for bats, signs of bats and features suitable for use by roosting bats. The report concluded that when combined with the data from the desk top study, this resulted in the building being characterised as having a negligible potential to support roosting bats. In line with best practice guidelines, no further survey effort is required. As such the proposals accord with CSDPD policy CP7 and the NPPF (Dec 2024).

With regards to Biodiversity Net Gain the development which is the subject of this householder application, as defined by Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, is exempt from the need for a biodiversity net gain plan.