



Planning

Planning, Design and Access Statement

Client: **Nick Blair**

12 Limmer Close,

Wokingham, RG41 4DF

*Erection of annexe following demolition of existing
outbuildings*

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1. Introduction

- 1.1 This statement is produced to support a planning application for the erection of a single storey detached annexe following the demolition of existing outbuildings at 12 Limmer Close, Wokingham, RG41 4DF.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Bonney Architecture and Wenman Ecology:
- 1:1250 Location Plan
 - 1:500 Existing Site Plan
 - 1:200 Proposed Site Plan
 - 1:50 Existing and Proposed Ground Floor and Roof Plans
 - 1:100 Existing and Proposed Elevation Plans
 - Ecology Report

2. Site Location and Description

- 2.1 The application site is 12 Limmer Close, Wokingham, RG41 4DF. This is located within a residential area which is a part of the wider Barkham area in Wokingham.
- 2.2 The site lies within the defined settlement boundary.
- 2.3 The application site consists of a two-storey dwelling with associated on-site parking provision. Additionally, there are two existing outbuildings at the site in front of the principal elevation of the dwelling.

3. Planning History

- 3.1 **Ref. 193240** - Householder application for the erection of a single storey detached building to create habitable accommodation following demolition of existing buildings – Approved 11/02/2020
- 3.2 The application above was for an almost identical proposal to this application. The application above was approved by the Council. No objections were raised within the Officer's decision notice – this consent has now expired. As such, this application forms a resubmission of the previous application with some small design changes including internal re-organisation and door location.

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users,

taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).

- 4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.3 **Use and Amount:** The proposed use is for the erection of a detached annexe. To facilitate for this, the two existing outbuildings will be demolished.
- 4.4 **Layout and Scale:** The proposed building is square in shape with a length of circa 7 metres and a width of circa 6 metres. It shall be a single-storey building with a tall roof containing a ridge height of circa 5.5 metres.
- 4.5 The internal layout has two main rooms, the storage room and the bedroom. One alteration between this proposal and the previously approved scheme is seen in the internal layout. The previous scheme internally separated the storage room and bedroom; hence they were both only accessible via separate external entrance doors.
- 4.6 This new scheme includes a lounge, bedroom and shower room. All three rooms are accessible internally.
- 4.7 **Landscaping:** The proposed building will be constructed on existing hardstanding and utilise existing landscaping on site.
- 4.8 **Appearance:** There is one entrance at the front elevation in the form of glass doors with a window adjacent to it.
- 4.9 There are two rear windows as well as high windows within the side elevations to allow for natural daylight to enter into the building.

- 4.10 The external materials will match that of the existing dwelling to ensure there is a cohesive appearance.
- 4.11 Along the side elevation adjacent to the neighbouring plot (No. 14 Limmer Close), the existing 1.8-metre-high hedge is retained.
- 4.12 A simple gable roof form is proposed with steep sloping sides as a result of a high ridge height.
- 4.13 **Access and Parking:** There are no changes to the access or parking requirements of the site.

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 39 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”.
- 5.3 Paragraph 131 identifies that “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”, whilst paragraph 139 states that significant weight should be given to “outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in

an area, so long as they fit in with the overall form and layout of their surroundings.”

5.4 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance, the development plan comprises the following documents:

- Core Strategy Development Plan Document (2010) (CS)
- Managing Development Delivery Local plan (2014) (MDD)

5.5 Within the Adopted Core Strategy, the Council states that the Council’s vision for development provision will involve development on previously developed sites in residential use which lies within settlement areas.

5.6 As mentioned previously within this application, the application site lies within Barkham Hill settlement area. The Core Strategy states that the Managing Development Delivery DPD (MDD) will consider the opportunities for small scale additions to settlements. Essentially, small scale additions are permitted within settlement areas depending on their alignment with requirements with the MDD. This is explored further within this application.

5.7 CS Policy CP9 refers to the scale and location of development proposals in Wokingham Borough.

5.8 The policy clarifies that development proposals within Barkham Hill’s development limits will be acceptable.

5.9 Therefore, the proposed development is acceptable in principle as it lies within the development limits of a settlement area and aligns with local policy. The proposed annexe will be for the applicant’s elderly

mother – the ancillary annexe relationship can be secured by condition in the event of a grant of planning permission.

- 5.10 The principle of development was found acceptable as part of application ref. 193240 and there has been no policy change since the approval of the previous application.
- 5.11 **Character and Appearance of the area:** CS Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character of the area.
- 5.12 The application site lies within a residential area and is surrounded by several dwellings. A common feature amongst the dwellings are separate outbuildings accompanying each property. This existing character is prominent at the host property as well which contains two outbuildings.
- 5.13 This proposal seeks to retain the existing character. The design features of the existing outbuildings are retained which is evident through the retention of a gable roof and materials which are to match the existing dwelling.
- 5.14 The existing hedgerow is retained to ensure that the area surrounding the site remains unchanged by the development also. It is also imperative to acknowledge that the scale of the development has not been altered from the previously approved scheme which raised no concerns in regard to its size.
- 5.15 **Residential Amenity:** Policy CP3 of the Core Strategy focuses on general principles for development. This policy states that planning permission will be granted for proposals which possess a high-quality design without detriment to the amenities of adjoining land users or occupiers and their quality of life.

- 5.16 The Design Guide SPD refers to privacy, visual impact and amenity and states that buildings must be designed to provide reasonable levels of visual privacy to habitable rooms. Distance is the most common way to avoid potential overlooking or visual impact.
- 5.17 The proposed annexe would be a single storey, ancillary outbuilding and so the potential for any amenity harm is limited regardless.
- 5.18 Given the highly similar nature of this scheme compared to the application approved under application ref. 193240 which was approved with no amenity concerns – it is considered that this scheme is acceptable.
- 5.19 **Trees and Landscaping:** Policy CC03 of the MDD focuses on trees and landscaping and states that proposals should aim to protect and retain existing trees, hedges and other landscape features.
- 5.20 This proposal retains existing trees and hedges.
- 5.21 No concerns were raised with regard to tree and landscaping as part of application ref. 193240.
- 5.22 Therefore, this proposal complies with Policy CC03 of the MDD.
- 5.23 **Ecology:** An ecology survey from John Wenman Ecology will be submitted during the course of the application with any enhancement and mitigation measures secured by condition in the event of a grant of planning permission.
- 5.24 No concerns were raised with ecology in respect of application ref. 193240.
- 5.25 This proves that the proposal aligns with guidance within MDD Policies TB23, CC03 and CS Policy CP7.

- 5.26 **Highways:** Parking will be provided as per the existing situation. No concerns were raised with regard to parking as part of application ref. 193240.
- 5.27 **Community Infrastructure Levy:** The relevant forms are submitted alongside this application.

6. Conclusion

- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would provide a more effective use of the outbuildings without adverse effect on the character of the area or the amenity of neighbouring residents.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

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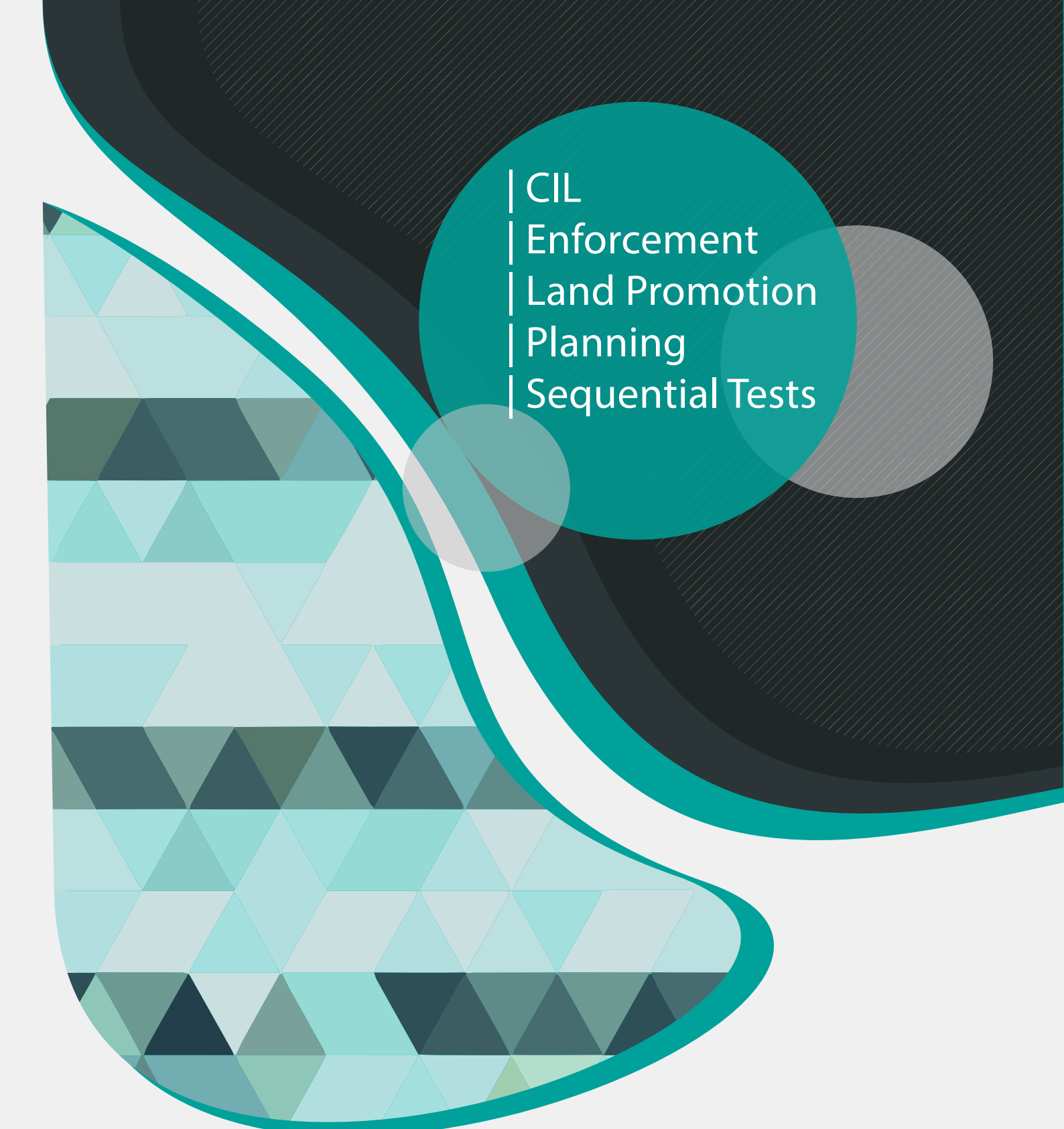
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