



43, Nine Mile Rid

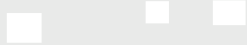
Finchampstead

Design Statement

December 2024

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EXISTING PHOTO TO FRONT OF PROPERTY



EXISTING PHOTO TO SIDE OF PROPERTY



EXISTING PHOTO TO REAR OF PROPERTY



EXISTING PHOTO OF GARAGE TO BE DEMOLISHED

FIG 1 EXISTING SITE PHOTOS

1.0 Site Address

43, Nine Mile Ride, Finchampstead, Wokingham RG40 4ND

1.1 Client

Mr Robert Melita

1.2 Introduction

This Design Statement has been prepared in support of a planning application for an extension to the existing residential property located at 43, Nine Mile Ride, Finchampstead, situated within a designated countryside zone.

The existing property is a 3-bedroom bungalow set within an extensive plot within the designated countryside. The plot also contains a separate garage and former pig store.

The proposed extension seeks to extend the existing bungalow and demolition the existing single storey garage. The proposed works will look to enhance the functionality of the property while respecting and preserving the character of the surrounding rural environment. This statement outlines the design principles and justifications for the proposed development, in accordance with relevant planning policies.

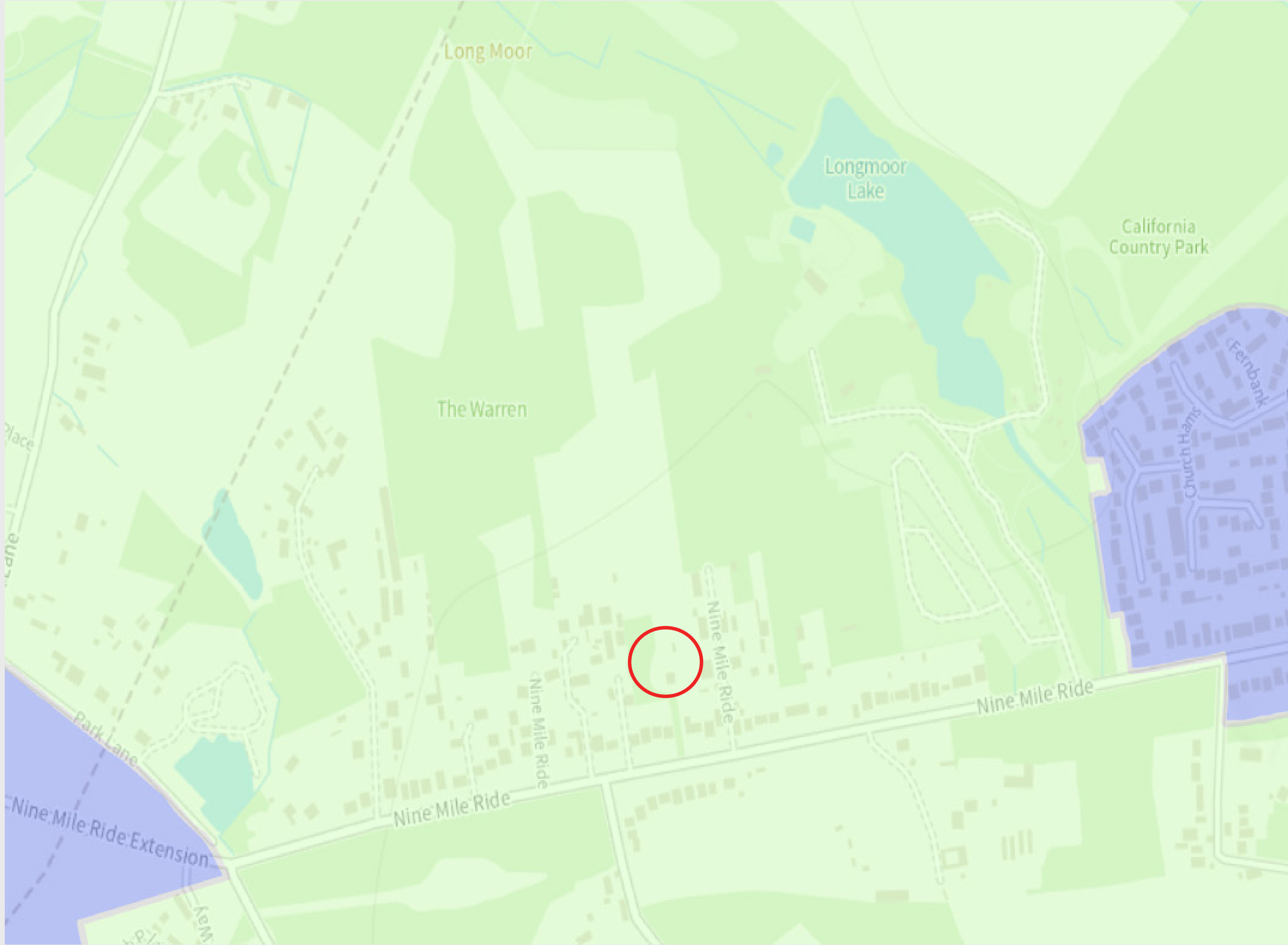


FIG 2. MAP SHOWING CP11 - PROPOSALS OUTSIDE DEVELOPMENT LIMITS (INCLUDING COUNTRYSIDE)

2.0 Planning Context

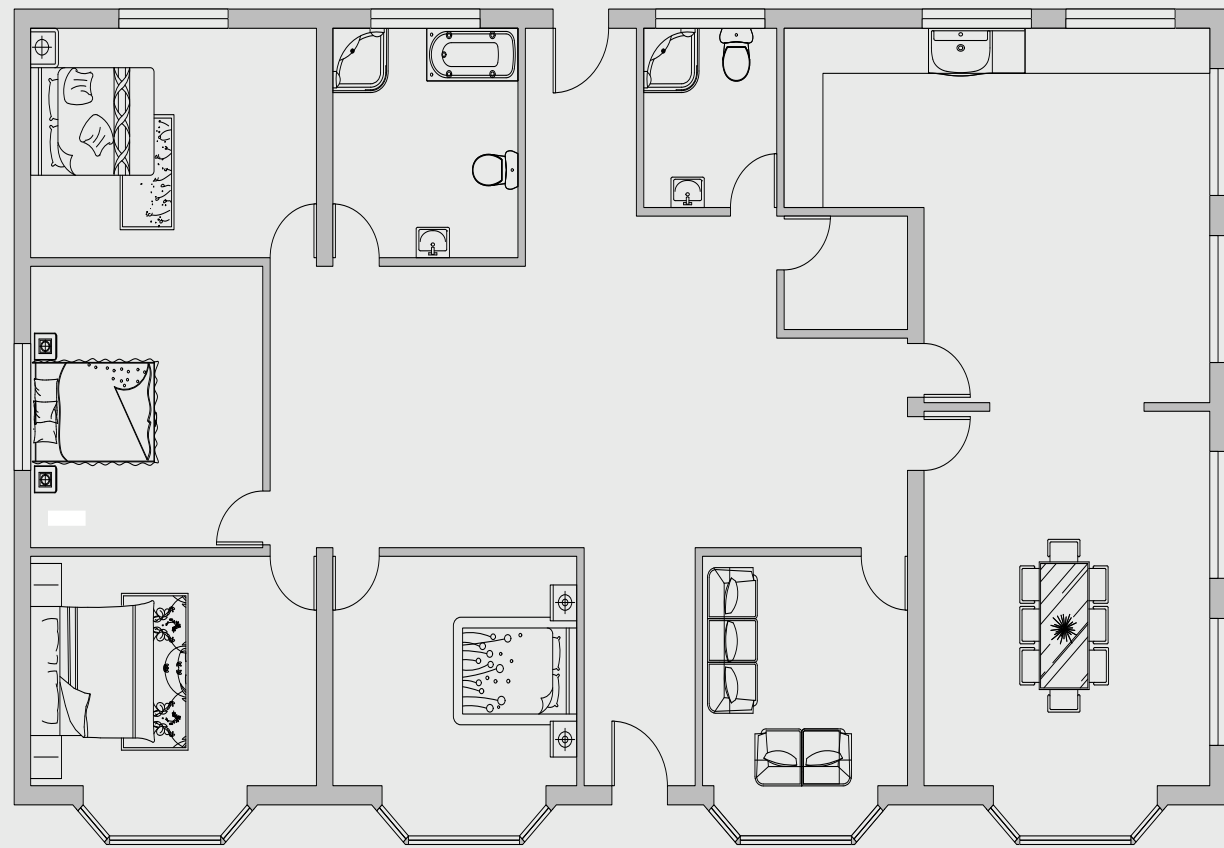
The property is located within a designated countryside zone, as outlined in the Wokingham Borough Local Development Framework (Adopted Core Strategy Development Plan Document) which emphasises the need to preserve the rural character and protect the landscape from inappropriate development. However, the plan also recognizes that limited development can be permitted in such areas where it can be demonstrated that it does not harm the environment or the character of the countryside.

Relevant policies include:

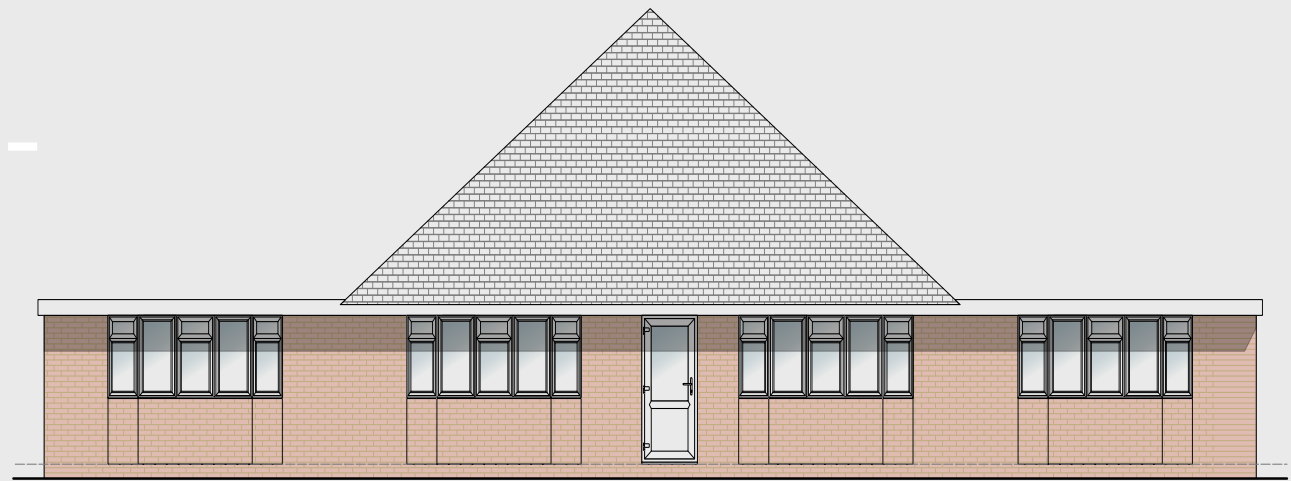
CP11 - Proposals Outside Development Limits (including countryside):

In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

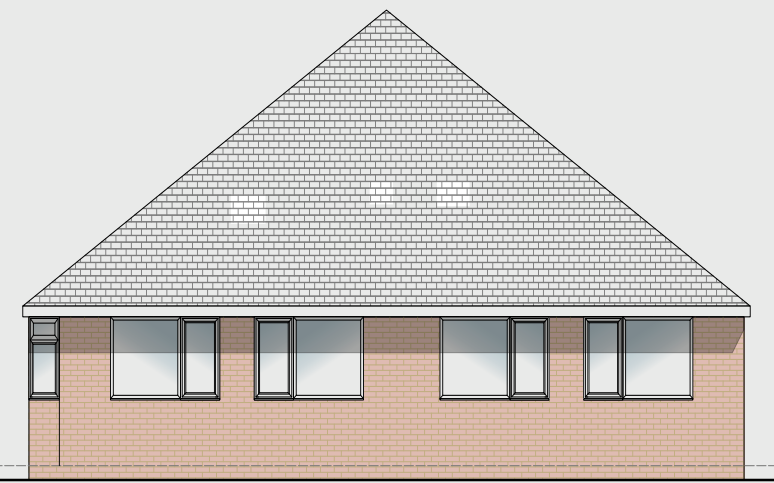
- 1** It contributes to diverse and sustainable rural enterprises within the Borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
- 2** It does not lead to excessive encroachment or expansion of development away from the original buildings; and
- 3** It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or
- 4** In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;



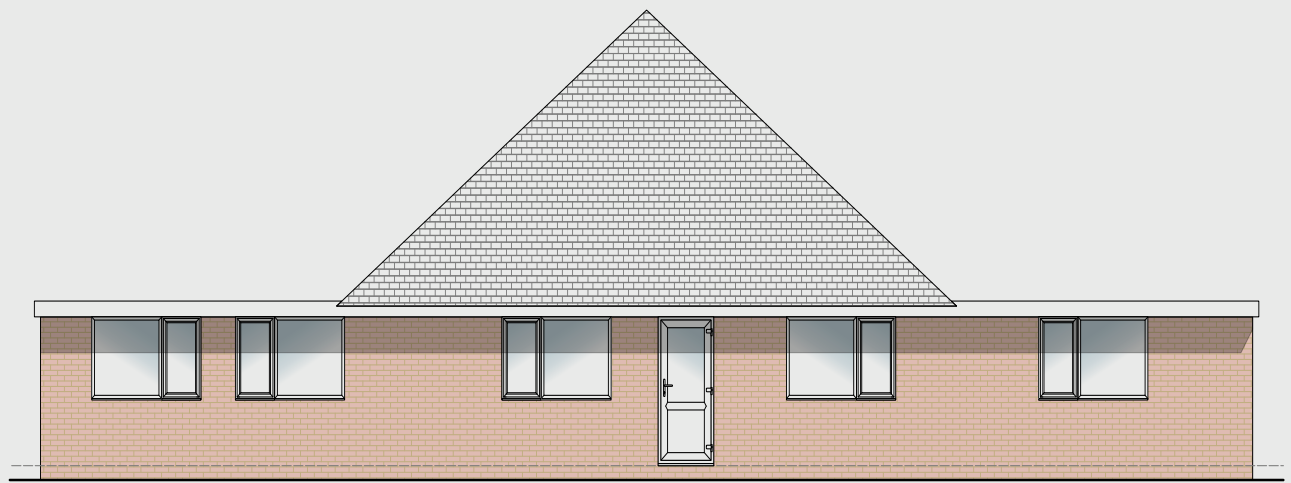
PROPOSED GROUND FLOOR PLAN



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

FIG 3 PLANS AND ELEVATIONS SUBMITTED AS PART OF APPLICATION REF: 214012

2.0 Continued....

- 5** In the case of replacement dwellings the proposal must:
 - i) Bring about environmental improvements; or
 - ii) Not result in inappropriate increases in the scale, form or footprint of the original building.
- 6** Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
- 7** Affordable housing on rural exception sites in line with CP9.

3.0 Planning History

REF: 214012
 NOTIFICATION OF APPROVAL OF CERTIFICATE LAWFUL PROPOSED USE OR DEVELOPMENT.

Description:
 The proposed erection of two single storey side extensions, erection of front entrance gates and a boundary wall constitutes development requiring planning permission. Permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2 (Part 1) (Class A) and Schedule 2 (Part 2) (Class A) of the Order.

4.0 Design Rationale

The proposed extension has been carefully designed to meet the functional needs of the residents while being sensitive to its rural setting. The key design elements are as follows:

Scale and Proportion:

The extension will be modest in scale, ensuring that it remains in keeping to the original dwelling. The design respects the proportions of the existing property and ensures that the extension will not dominate or overshadow the original building or surrounding properties. The overall footprint will be restricted to the existing hard landscaping and existing building footprint that is to be demolished to restrict the impact on the countryside greenery. The design will be in keeping with the character of the area.

Materials and Aesthetic Consideration:

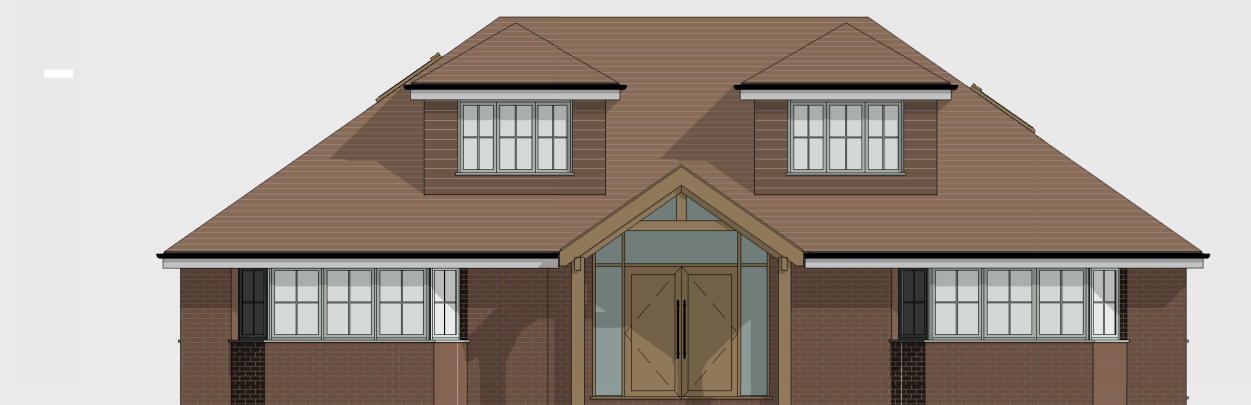
The extension will use materials that are sympathetic to the existing dwelling and the local vernacular, including red brickwork to match the existing to the side extension, and roof tiles to the proposed side extension roof and hanging roof tiles on the dormers.

The rear extension will look to introduce new materials to the property with vertical cedar cladding and anthracite zinc roof to give a fresh modern look whilst complementing the agricultural and rural character of the site and surrounding buildings.

The design ensures that the extension blends seamlessly with the original building and the surrounding countryside. Traditional and natural materials will be used to maintain the rural aesthetic, and the building's form will be simple and unobtrusive, respecting the landscape.



PROPOSED GROUND FLOOR PLAN



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

FIG 4 PLANS AND ELEVATIONS FOR THE PROPOSED APPLICATION

4.0 Continued.....

Impact on the Countryside:

The extension is designed to minimize its visual impact on the surrounding countryside. Careful consideration has been given to the siting of the extension to avoid altering the site's natural topography or views.

The extension will be positioned in a way that does not intrude on open views or the rural setting. Landscaping will be incorporated to mitigate any visual impact, including the retention of existing vegetation and protected trees.

Sustainability and Environmental Considerations:

The extension will incorporate energy-efficient building practices and materials to minimize environmental impact. This includes insulation, energy-efficient glazing, and potential use of renewable energy sources such as solar panels. The proposed design prioritizes sustainability without compromising the quality of the living environment.

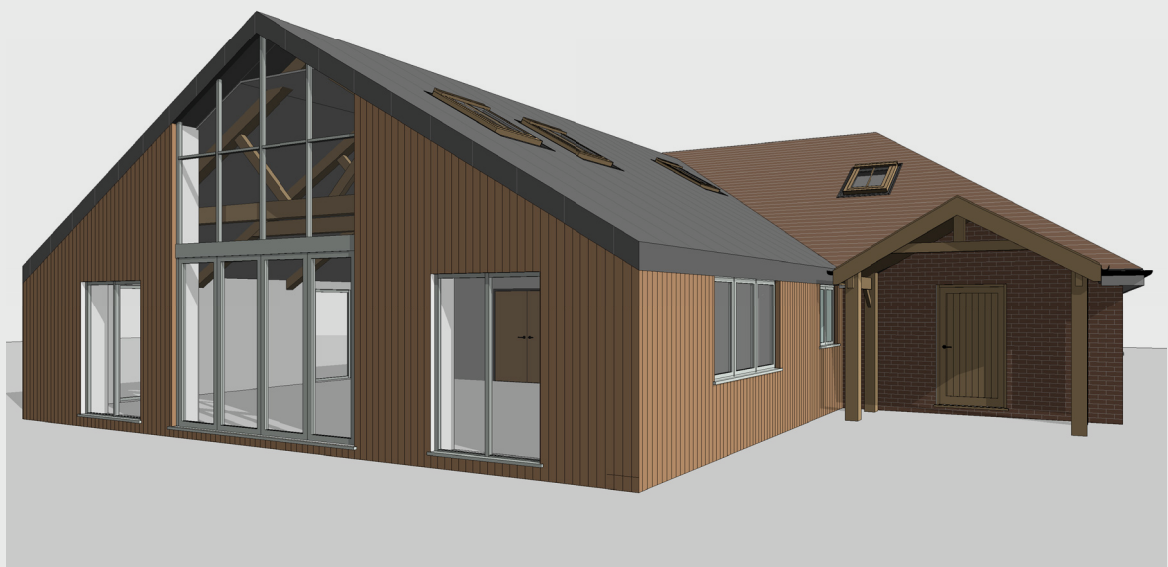
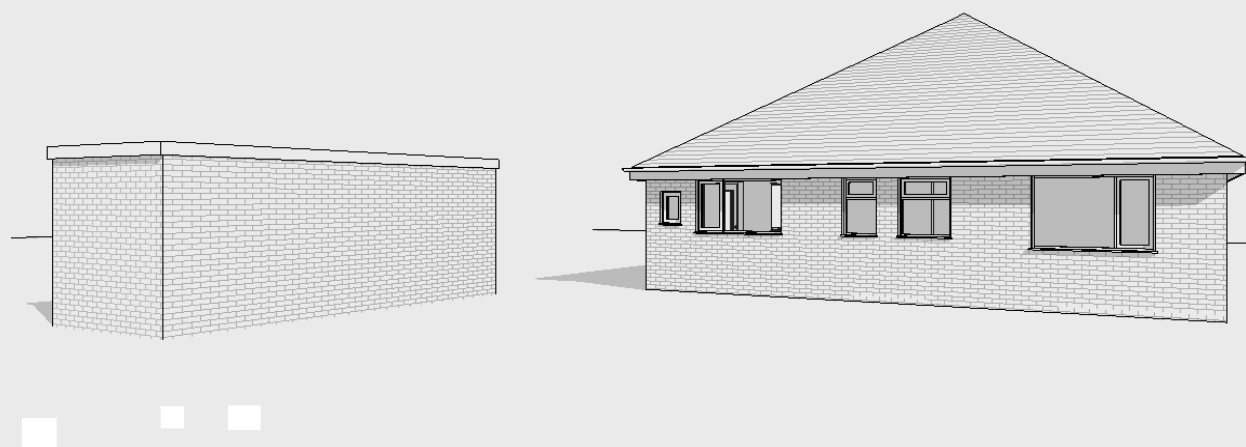
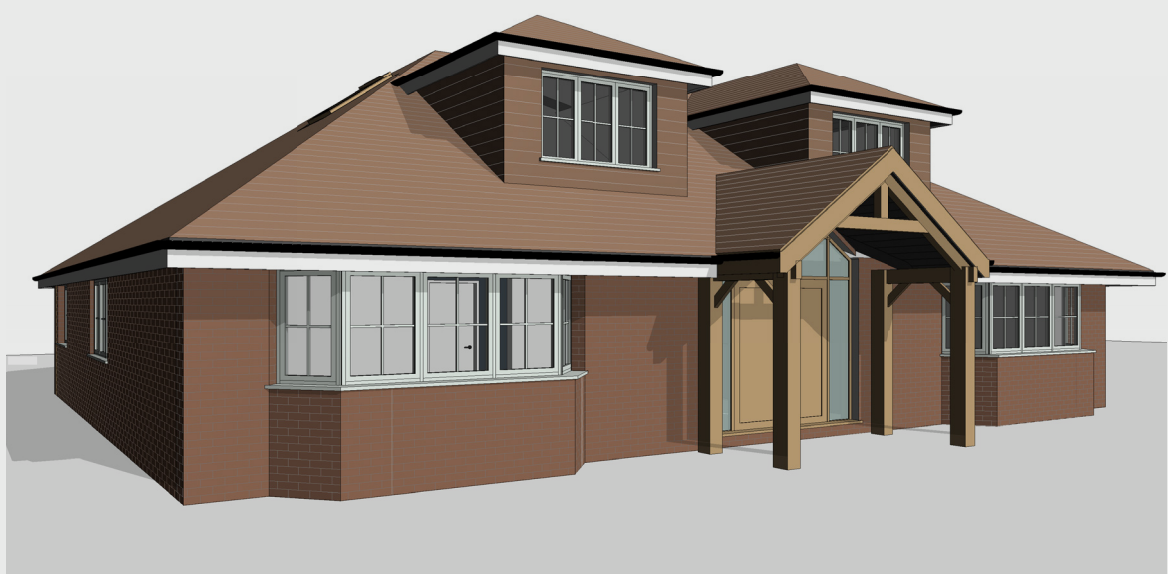
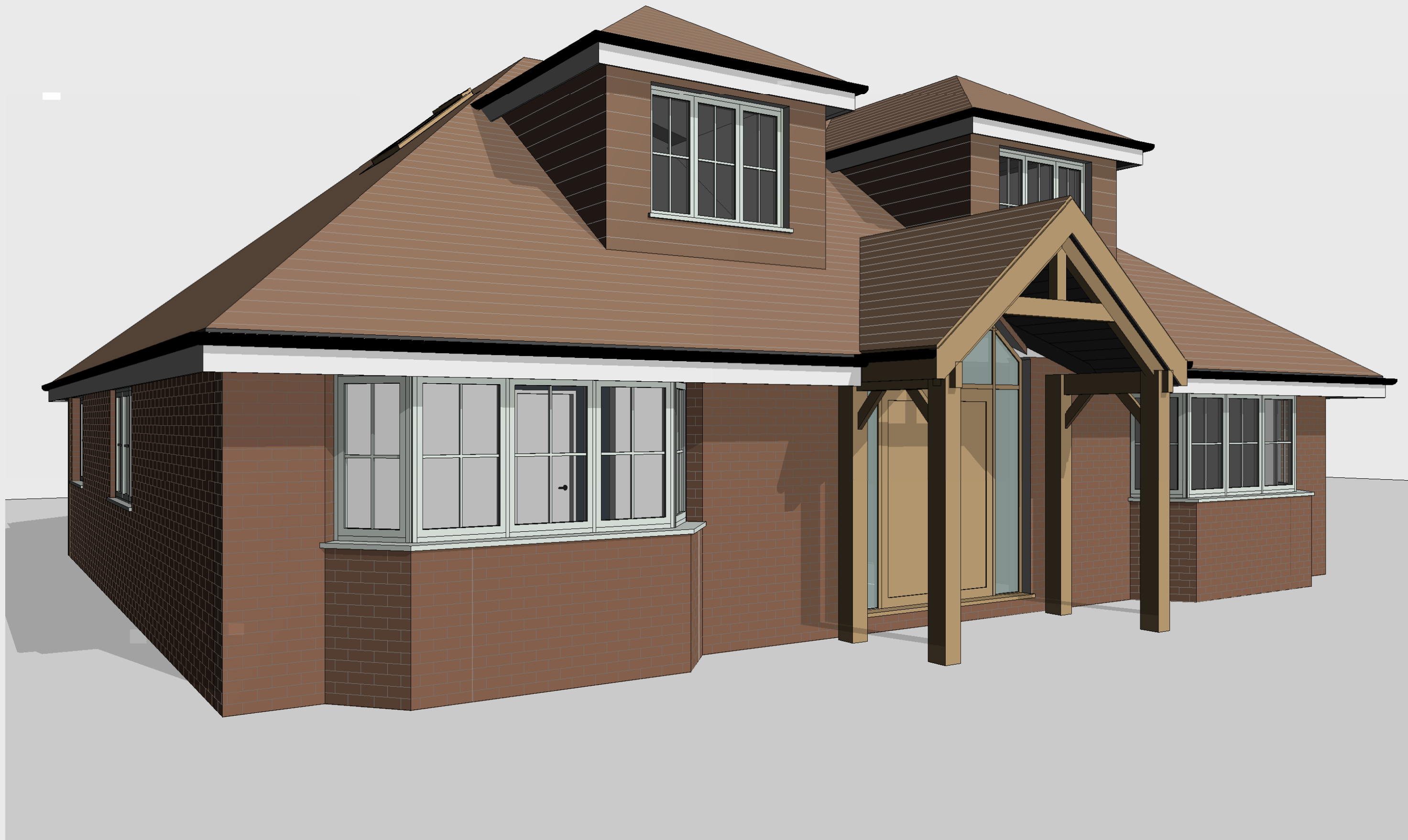


FIG 5. SHOWS THE AS EXISTING AND AS PROPOSED 3D VIEWS



5.0 Conclusion/ Justification

The proposed extension is consistent with the overarching principles of the local planning policies, which allow for development in countryside areas when it is appropriately designed and sensitive to the local context. The extension:

Enhances the living conditions for the current residents while ensuring that the rural character of the area is maintained.

Is of a scale and design that respects the form and appearance of the original dwelling and its surroundings.

Will not result in harmful visual or environmental impacts, in line with Policy CP-11.

Will provide a functional improvement to the property without encroaching significantly on the countryside or local landscape and looks to utilise the footprint of the existing hard-landscaping and existing buildings.

Given these considerations, we believe the proposed extension is a well-balanced and sustainable development that meets both the functional needs of the residents and the requirements of the countryside zone. We respectfully request that the planning authority supports this application in line with the relevant local planning policies.