



PLANNING STATEMENT

Proposed erection of 1No. Detached dwelling following
demolition of existing bungalow and detached garage

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1.00 Introduction

- 1.01 The following Planning Statement has been prepared in support of a planning application for the proposed erection of a replacement dwelling following the demolition of the existing bungalow and detached garage building at 37 Commons Road, Wokingham, Berkshire RG41 1JJ
- 1.02 The Statement sets out the details of the proposal within the policy context set down by Wokingham Borough Council. The proposal has been prepared based on the guidelines set out in PPS3, the requirements of the Town & Country Planning Act (as amended) and Wokingham Borough Council's Local Plan.
- 1.03 The Statement aims to provide the local authority with the relevant supporting information upon which we have based our proposals. The process of survey, analysis, synthesis and design aims to create an integrated approach to the proposal.
- 1.04 37 Commons Road is a detached bungalow positioned in a row of dwellings that are positioned with frontage onto Commons Road
- 1.05 The surrounding area is made up of buildings of varying scales and architectural styles including bungalows, extended and converted bungalows and 2 story houses such that no architectural style is prevalent within the street scene. Whilst the surrounding properties are predominantly single storey bungalows the street scene changes further down Commons Road (No. 31) to all 2 storey dwellings and all dwellings on the opposite side of Commons Road are also 2 storey dwellings. The neighbouring property at No. 39 has also been previously extended with front and rear facing dormers which sit above the original ridge line.
- 1.06 The surrounding area inclusive of the planning application site is not in a designated Conservation Area. The site is not designated as being within Countryside land.

2.00 Use

- 2.01 The existing bungalow is a residential dwelling
- 2.02 The proposed dwelling would be a residential family home.

3.00 Design

- 3.01 The development of the site to accommodate a larger dwelling, more in-keeping with modern living standards, would represent a sustainable use of an existing site for which the NPPF has an underlying presumption in favour of and this is carried forward to the local development plan.
- 3.02 The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated within the Core strategy.
- 3.03. The scale of the proposed buildings would be similar to those elsewhere within the street scene and would not cause any harmful impact on it's immediate neighbours or the wider area as a whole.

4.00 Site Access

- 4.01 The site is accessed immediately off of Commons Road via a 3m wide gravel driveway, which is to be retained. Commons Road has a 30mph speed limit.
- 4.02. The existing vehicular access would be retained and improved such that the boundary treatments within the vision splays would be reduced down such that vision splays to suit the 30mph speed limit can be achieved.
- 4.03. The proposed development of the site, as a one for one replacement, represents no increase in vehicle movements.

5.00 Disabled Access

- 5.01 The proposed dwelling would be fully compliant with the provisions of the building regulations Part M for disabled access.

6.00 Neighbouring Amenity

- 6.01 The borough design guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms, with separation distances of 22-30 metres to the rear and 10-15 metres to the street. The proposed dwelling would exceed these standards in both instances.
- 6.02. The newly proposed windows to the front and rear would be situated at a sufficient distance from neighbouring properties as to mitigate against any harmful overlooking or loss of privacy impacts to the surrounding dwellings.
- 6.03. All windows at first floor level which are side facing serve non-habitable wet rooms and will be fitted with obscured glazing and with openings above 1.7m from internal finished floor level.
- 6.04. In accordance with the BRE Sunlight/Daylight guidance, it has been demonstrated by way of the 45 degree line of sight test from the nearest habitable windows at No. 35 and No. 39 Commons Road would not be infringed by the proposed replacement dwelling.

7.00 Appearance

- 7.01 The appearance of the proposed dwelling would be in-keeping with the character of the area.
- 7.02. Whilst it is acknowledged that the scale of the proposed property is larger than that of it's immediate neighbours this impact has been reduced by way of re-positioning the property when compared to the original dwelling. As is predominant within the street scene significant gaps are provided between the neighbouring properties.
- 7.03. The proposed materials would be a mixture of red facing brickwork and light coloured render. This is in-keeping with other properties within the street scene and the wider area of Commons Road.

8.00 Ecology

- 8.01 A bat scoping survey report was undertaken on the existing bungalow and garage a copy of which is included within the application documents.
- 8.02 The bat survey concluded that the existing structures represented negligible suitability for roosting bats.
- 8.03. Within the pre-application advice it was noted that Great Crested Newts should be considered however, the nearest water course to the site is The Emmbrook which, whilst it sits within a 500m radius, sits a significant distance away and has a number of residential units and roads between it and the application site which are not considered to be conducive to the travel radius of GCN's, therefore the risk to Great Crested Newts is negligible.

9.00 Parking & Transport

- 9.01 The proposed dwelling would be provided with a parking area to the frontage on the right hand side which would make use of the existing gravel driveway. The parking provision exceeds the minimum standards outlined in WBC's design guidance.
- 9.02 The site sits within an area which benefits from good public transport links thus it is a sustainable location.
- 9.03. Provision will be made for the charging of electric vehicles.
- 9.04. Provision will be made for cycle storage within the integral garage.

10.00 Refuse collection

- 10.01 Refuse collection arrangements will be in accordance with the local arrangements and of those for the existing dwelling
- 10.02. Arrangements will be made for the separation of recyclable materials and the separate collection of those items in accordance with the local standards.

11.00 Trees and Landscape

- 11.01 The key character of the site and its surrounding are trees, especially Oak trees that characterize the front gardens and the street character, which is consistent along the route. No. 37 itself is inconsistent in that it houses 3 such trees within the front garden where as neighbouring properties typically only house 1 or 2.
- 11.02. The tree to the front left hand boundary (T008), when viewed from Commons Road, is a high quality tree which dominates the street scene and offers great value in terms of the character of the area and the screening of the plot. The other 2 trees to the street frontage (T006 and T007) are of much lower quality with T006 offering a particular issue in terms of the existing parking arrangements and driveway position due to it's trunk and root structure. Having taken on-board advice and guidance from an arboricultural consultant it is proposed that trees T006 and T007 are to be removed and replaced with other suitably sized and sufficiently mature trees located closer to T008 and further from the negative impacts of the existing vehicular access.
- 11.03 Any such replacement would be undertaken in full co-operation with and under the guidance of the Wokingham Borough Council Trees Department and their appointed Tree Officers to ensure that the character of the area is maintained and enhanced by their inclusion.
- 11.04 The existing tree on the boundary with No. 39 to the rear of the property is to be retained. The proposed dwelling and it's foundations would be further away from the existing tree and the hard standing areas currently surrounding it would be reduced and re-landscaped to help with the longevity of the tree. In addition works would be undertaken to prune the tree in a sympathetic manner as detailed in a method statement to be provided by the arboricultural consultant as part of the application documents.

11.05 As part of any planning consent the applicant is happy to submit a landscaping design for approval.

12.00 Response to Pre-Application Advice

12.01 The applicant pro-actively sought pre-application advice from the local authority and a response was received from Tariq Bailey-Biggs – Planning Officer. This also followed a site meeting with Mr. Bailey Biggs in which the proposals were discussed with both the applicant and the designer.

12.02. Overall the response was positive with the conclusion that the re-development of the site to provide a replacement dwelling was acceptable subject to the design being sympathetic to the surrounding properties. The main areas highlighted and the response to them is as follows:

Principle of Development: Generally Acceptable

Scale & Character: Whilst the introduction of a two storey dwelling may disrupt the street scene it was accepted that there is precedent for other 2 storey dwellings within the street scene and indeed this is the predominant scale within the overall street scene of Commons Road. A street scene drawing is included within the application documents for reference and comparison as per the advice. As per the advice within the report the property has also been designed such that it maintains the stagger within the street scene whereby it sits forward of No. 35 but further back than No. 39.

Over-bearing and Enclosure: Accepted that the replacement dwelling is suitably located away from adjacent neighbouring properties not to pose any unreasonable overshadowing or overbearing concerns to neighbouring properties.

Landscaping and Trees: An arboricultural assessment to BS5837:2012 has been prepared and the design has been undertaken taking into account the advised RPA's

Flooding and Drainage: The proposed development is within Flood Zone 1 according to the Environment Agency mapping with a low risk of surface water flooding. Areas of hard-standing have been kept to a minimum and sustainable drainage systems will be utilised subject to infiltration rates. Foul drainage will be connected to the existing drainage network serving the existing property.

13.00 Conclusion.

We believe that the design has been produced and guided by the advice received within the pre-application advice report as well as the policies adopted by the council within their local plan and design guidance.

As a building erected in the late 1950's the construction of the existing bungalow is highly inefficient when compared to current building regulation requirements. The increased thermal efficiency of the building in comparison to the existing will have positive effects and reduce it's environmental impact. Government and local planning policies encourage the use of sustainable and efficient building methods to ensure that effects on the environment are reduced not only at the point of construction but also leading forwards for the life of a building, for this reason the proposed replacement dwelling should be viewed positively by the local authority.

The impact on neighbours is negligible and would cause no additional harm to the immediate neighbours and the area as a whole.

Within the borough there are numerous examples of applications for similar development (two storey adjacent to bungalows) within established residential street scenes including examples in Simons Lane, Robin Hood Lane and Danywern Drive which set a comparable precedent for such development.

37 Commons Road, Wokingham, Berkshire RG41 1JJ

For the above reasons we believe that the application should meet with the support of the local authority as it provides a sustainable use of an existing plot which enhances and respects the character of the area around it whilst also providing a dwelling which is more in-keeping with modern living standards.