

Land at 12 Culver Lane, Earley, RG6 1DS

Planning, Design and Access Statement

January 2025





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1. Introduction

- 1.1 This document is submitted in support of a householder application for planning permission for the following:

Part retrospective application for erection of residential annexe ancillary to the main dwelling.

- 1.2 The site is indicated on the ordnance survey plan extract at Figure 1.

**Figure 1: OS Extract –
Source: LandInsight**



- 1.3 This application follows a dismissed appeal against an enforcement notice to remove an annexe building which is occupied by the applicant's elderly dependant relative (PINS Ref: APP/X0360/C/23/3331731).
- 1.4 Whilst the Inspector accepted the building is ancillary to the main dwelling, the scale of the building was concluded to cause unacceptable harm to the character and appearance of the surrounding area.
- 1.5 To address the Inspector's conclusions, this application seeks permission for an annex building with a reduced mass and footprint through removal of rear storage area, lowering of the ridge height, removal of covered walkway and a separation introduced between this and the neighbouring outbuilding at no. 10.
- 1.6 The proposed alterations will address the Inspector's concerns regarding scale and impact on the character and appearance of the surrounding area, whilst allowing the applicant's dependant elderly relative to continue living at the property with the care of her family.

1.7 This statement presents the proposals in the context of the key relevant planning policy considerations and is set out under the following headings:

- Existing Site & Planning History
- Proposed Development
- Planning Policy Context
- Planning Considerations
- Conclusion

1.8 This report should be read in conjunction with submitted planning drawings by Ian Hunt Associates.



2. Site and Surrounding Area

- 2.1 The application site is formed of a detached bungalow with drive and rear garden, with a single storey annexe building which has been erected in the rear garden. The aerial view of the property is included at Figure 2. A photograph of the existing outbuilding is included at Figure 3.

**Figure 2: Aerial View –
Source: LandInsight**



**Figure 3: Existing
Annexe Building**



- 2.2 Inside the annexe is a single bedroom, lounge, kitchenette and shower room. There is a storage area to the rear of the annexe which adjoins the boundary wall of 1 Anderson Avenue.

- 2.3 The rear garden is land locked by rear gardens of neighbouring residential properties, and therefore the only means by which to access the annexe is through the main property.
- 2.4 Adjoining the site to the east is a two-storey residential property at no. 10 which also has a single storey outbuilding in the rear garden of a similar scale to the outbuilding at no. 12. This outbuilding was not granted express planning permission, however is immune from enforcement action due to the passage of time. The outbuilding at no. 12 abuts the outbuilding at no. 10.
- 2.5 Adjacent to the annexe to the rear, is the flank elevation of the outbuilding to the rear of no. 1 Anderson Avenue.

Designations

- 2.6 The application site is not within a conservation area and there are no statutorily Listed buildings in the vicinity of the site.
- 2.7 It is located in Flood Zone 1.

Planning History

2.15 The planning history for the property is included below:

Submitted 07/10/2024	242558	Full application for the proposed vertical extension to include an additional storey with roof lights, part single and part two storey rear extensions, two storey front extension and a two-storey side extension and associated changes to fenestration.	Under consideration
23/09/2024	232615 APP/X0360/C/23/3331731	Appeal against enforcement. Without planning permission, the erection of a building and associated hardstanding as shown hatched blue in the approximate location on the attached plan (available online).	Appeal dismissed
27/09/2023	222270 APP/X0360/C/22/3303787	Appeal against enforcement. Without planning permission, the erection of a building and associated hardstanding as shown hatched blue in the approximate location on the attached plan.	Appeal Allowed

27/04/2022	220567	Householder application for the single storey rear detached building(Retrospective).	Householder application refused.
15/02/2022	214084	Householder application for the proposed development for a single storey mono pitched roof to lean on existing games room (retrospective)	Application withdrawn

APP/X0360/C/23/3331731 – Dismissed appeal against enforcement in relation to outbuilding

2.15 The appeal against the enforcement notice was made under grounds a) b) and f). On ground b), the Inspector found that the notice had been served correctly. On ground f), the steps set out in the notice were not considered to be excessive. On ground, a) the Inspector concluded that the building causes unacceptable harm to the character and appearance of the surrounding area.

2.16 The following points were made in the appeal decision:

- *The building is of substantial scale compared to that of most other outbuildings in the vicinity.*
- *The building footprint occupies a significant portion of the rear garden.*
- *The size and bulk of the building stands in proximity to the boundaries of neighbouring property to the sides and at the rear.*
- *Individually and along with the attached structure, the building has created an appreciably more built-up and enclosed feel and it is viewed as an alien and urbanising feature, entirely at odds with the prevailing pattern of development in the vicinity.*
- *There are limited views of the building in the street scene.*
- *Since there is little to indicate that the building is intended to be a separate dwelling, design principle R22 in the Wokingham Borough Design Guide Supplementary Planning Document is of limited relevance.*

2.17 This application proposes a revised design for the annexe in order to address the Inspector's reasons for dismissal.



3. The Proposal

3.1 This application proposed the following development:

Part retrospective application for erection of residential annexe ancillary to the main dwelling.

3.2 This involves the following amendments to the existing annexe:

- Demolition of part of the building to introduce a 750mm gap between the proposed annexe and the neighbouring outbuilding at no. 10.
- Demolition of rear storage area to provide a 1.9m gap to the rear boundary.
- Removal of front portion of roof and covered veranda.
- Lowering of ridge height so that it sits lower than the ridge height at no. 10.

3.3 The proposed drawings are included at Figures 4 to 6.

Figure 4: Proposed Ground Floor Plan

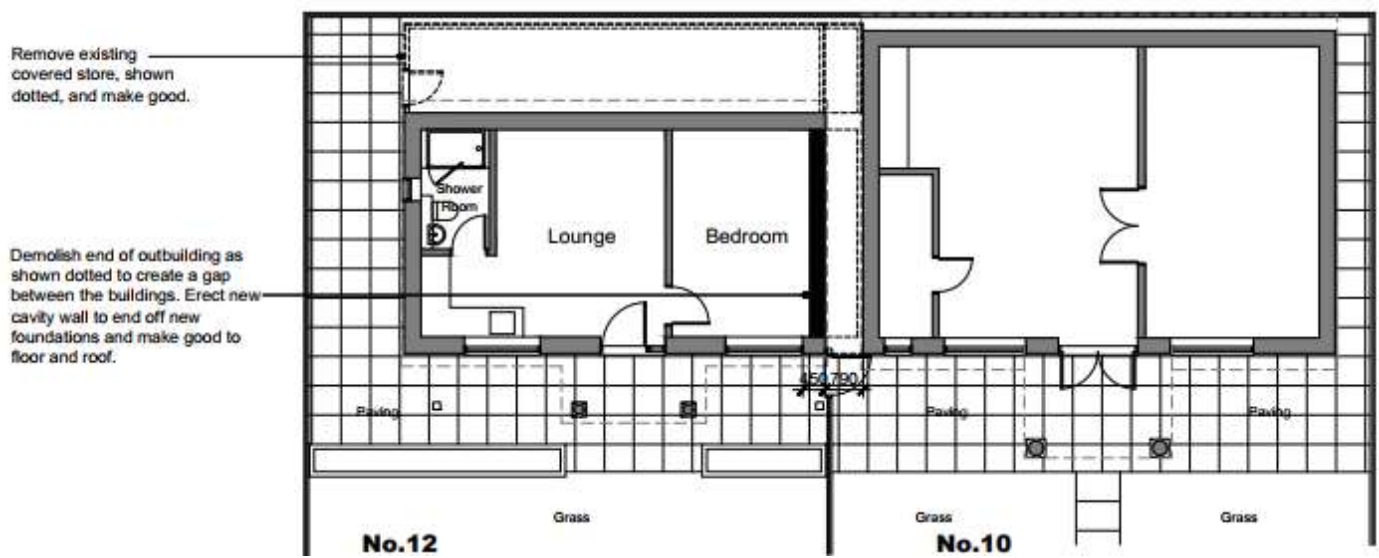


Figure 5: Proposed Roof Plan

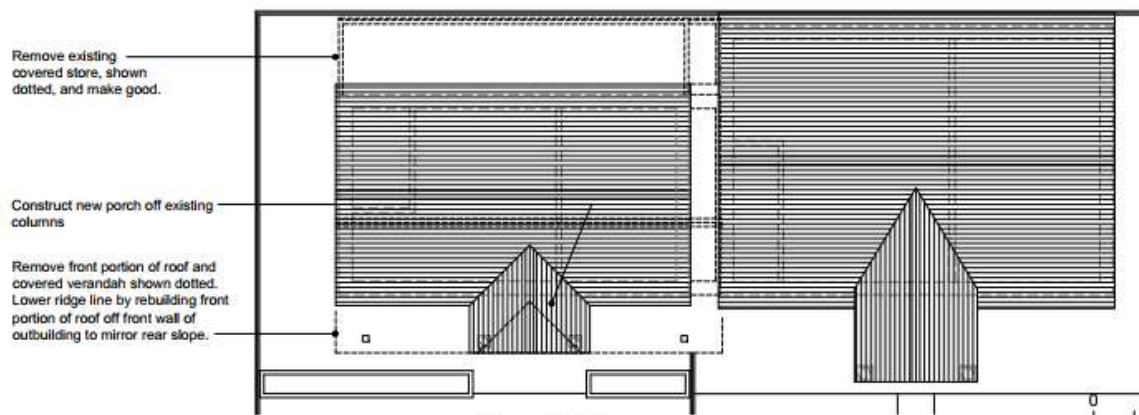
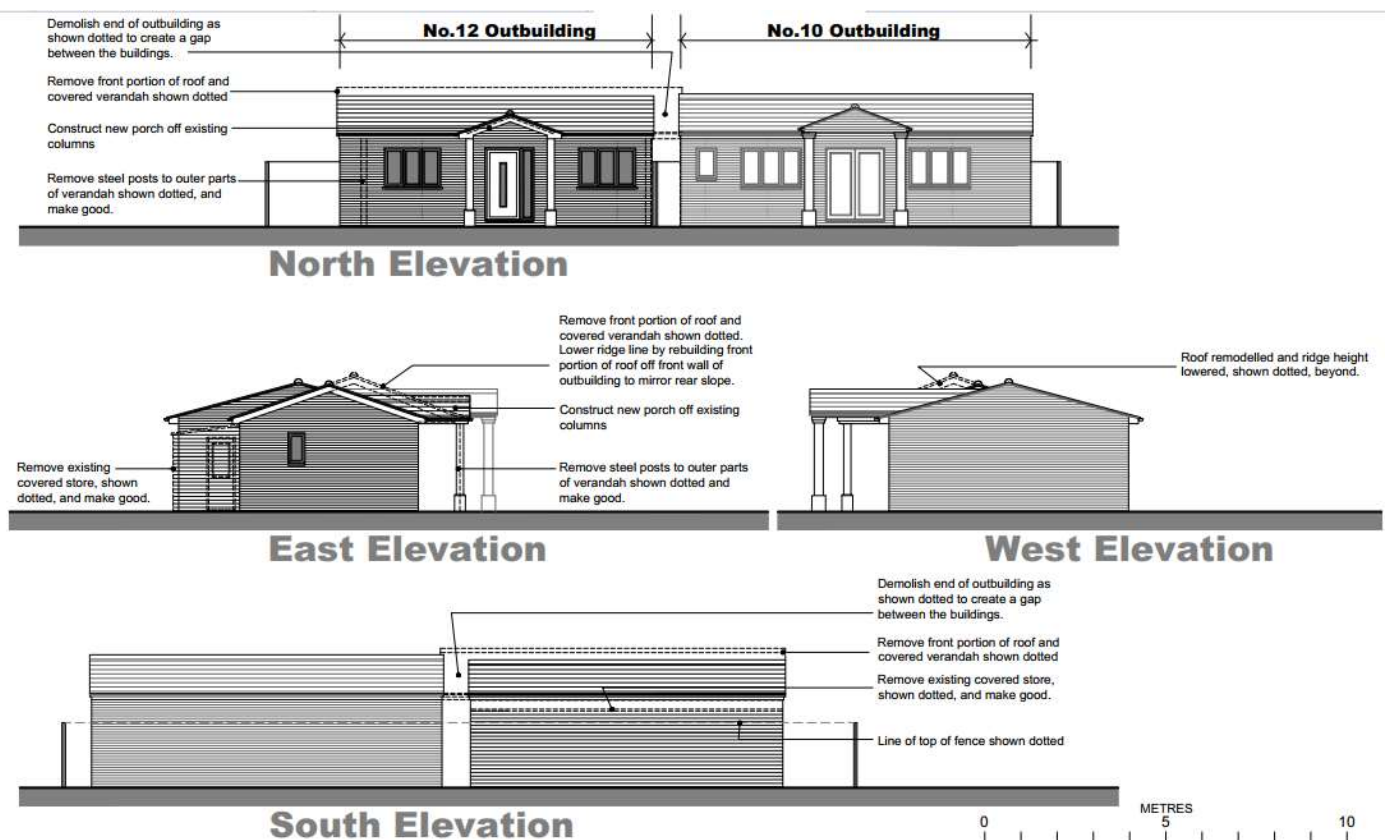


Figure 6: Proposed Elevations





4. Planning Considerations

Planning Policy Context

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

If regard is to be had to the development plan for the purposes of any determination under the planning acts the determination must be made in accordance with the plan unless material consideration indicate otherwise.

4.2 The relevant development plan for the purpose of the application proposal comprises the following:

- Wokingham Core Strategy Development Plan Document (January 2010)
- Wokingham Managing Development Delivery Local Plan (February 2014)
- Joint Minerals and Waste Plan 19 January 2023

4.3 The following national policy and guidance are material planning considerations:

- National Planning Policy Framework (2024)
- MHCLG Planning Practice Guidance (Various Dates)
- MHCLG National Design Guide (Updated January 2021)

4.4 The following Supplementary Planning Guidance is also relevant:

- Sustainable Design & Construction SPD (28 May 2010)
- Interactive Borough Design Guide (June 2012)

Principle of Annexe

4.5 It was accepted by the Inspector in relation to the earlier appeal, that there is little to indicate the annexe is proposed to be a separate dwelling.

- 4.6 The annexe is subservient to the main house. It is within the same ownership and curtilage. It is landlocked and the only means by which to access it is through the main house.
- 4.7 The annexe is occupied by the applicant's elderly dependant relative and has a functional connection with the main dwelling. The relative eats meals in the main house.
- 4.8 There is no boundary demarcation or subdivision of the garden.
- 4.9 The applicant is happy to accept a condition to maintain the use of the annexe solely as ancillary accommodation to the main house.
- 4.10 For the reasons set out above it is demonstrated that the annexe is part of the same planning unit.

Elderly Accommodation

- 4.11 Paragraph 2.37 of the Core Strategy states that:

2.37 We expect a significant increase in the numbers of older people and those with disabilities in Wokingham Borough over the next 20 years. In particular the numbers of those over 85 will rise by over 100%. We need to find new, cost effective ways, to provide the necessary support and care to these members of our community. Our aim is to reduce the proportion of people who are cared for in residential and nursing homes and to enable people to stay in their own homes (including extra care and supported housing) with the accessible care and support they need.

- 4.12 This application ensures that the applicant's elderly dependant relative can stay in the family home, looked after by her relatives with the care and support she needs, reducing the need for a nursing home place in accordance with this Core Strategy aim.

Character and Appearance

- 4.13 The Inspector raised concerns about the bulk and scale of development and the urbanising impact the building would have on the character of the area.
- 4.14 The bulk and scale of the development has now been reduced at the front and rear along with an overall reduction in height. Further, the provision of a gap between the annexe and the larger outbuilding at no. 10, the buildings are no longer read as one.
- 4.15 There will be a 1.9m separation to the rear boundary and a 0.75m separation with the outbuilding at no. 10, which is in the same ownership.

- 4.16 The outbuilding will not be visible in views from Culver Lane, Anderson Avenue (to west) or Eastcourt Avenue (to East).
- 4.17 It is considered that the proposed reduction in scale and bulk address the concerns of the Inspector, whilst retaining sufficient space for the applicant's elderly relative to reside in the building.

Residential Amenity

- 4.18 Residential amenity was not raised as a concern by the Inspector. The overall height and bulk of the structure has reduced along with setbacks from the residential boundaries to the south and west, further reducing perception of the structure from neighbouring dwellings.



5. Conclusions

- 5.1 This householder application seeks planning permission for the following development:
- Part retrospective application for erection of residential annexe ancillary to the main dwelling.*
- 5.2 The proposal seeks a reduction in height and mass of the existing outbuilding to address the Inspector's conclusions on character and appearance and allow the retention of ancillary living space for the applicant's elderly relative so that she can continue to be cared for by her family at home.
- 5.3 It was accepted by the Inspector that the annex is not provided as a separate dwelling. It is subservient to the main house. It is within the same ownership and curtilage, is landlocked and the only means of access is through the main house. There is a functional relationship between the building and the main house.
- 5.4 The proposed changes have significantly reduced the mass and footprint of the building resulting in an improved relationship with neighbouring residential curtilages and addressing the Inspectors conclusions on character and appearance.
- 5.5 The annexe ensures that the applicant's elderly dependant relative can stay in the family home, looked after by her relatives with the care and support she needs, reducing the need for a nursing home place in accordance with aims set out at paragraph 2.37 of the Core Strategy.
- 5.6 It is therefore respectfully requested that planning permission is granted.



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