

JPPC ref: AJG/8965

Planning Services
Wokingham Borough Council

Planning Portal Ref: 13700519

17th January 2025

Dear Sirs

CLOPUD Application

Re: Proposed erection of a single storey outbuilding within residential curtilage to provide garaging, home gym/games room and tool store.

At: Aston Rise, Remenham Lane, Aston, Remenham, RG9 3DE

For: Mr Lewsey and Miss K Hudson

Introduction

Please find attached a CLOPUD application in respect of the above referenced proposal, comprising the following:

- This covering letter/PD Compliance appraisal;
- CLOPUD application form;
- CIL PAAIR form 1;
- Location plan at 1:1250 – drawing 20.828.PD.120;
- Existing Site Plan at 1:500 scale – drawing 20.828.PD.121;
- Proposed Site Plan at 1:500 scale – drawing 20.828.PD.122;
- Proposed Floor Plan at 1:100 scale - drawing 20.828.PD.130;
- Proposed Roof Plan at 1:100 scale - drawing 20.828.PD.131;
- Proposed East Elevation at 1:100 scale – drawing 20.828.PD.150;
- Proposed North Elevation at 1:100 scale – drawing 20.828.PD.151;
- Proposed West Elevation at 1:100 scale – drawing 20.828.PD.152; and
- Proposed South Elevation at 1:100 scale – drawing 20.828.PD.153.

The Site and Relevant Planning History

Aston Rise is a substantial residential property that is located on rising ground on the southern side of Remenham Lane in Aston and at the south-western end of the built-up part of the hamlet.

The existing dwelling dates from the late 1890s and it is set back from Remenham Lane by approximately 140m, from where pedestrian and vehicular access is taken.

The dwelling has an extensive residential curtilage both to the front (north) and rear (south) of the principal elevation of the dwellinghouse. An existing annex and attached garage structure are located to the south-east of the dwelling's rear elevation and a further detached outbuilding – a workshop and storage building – is located further to the south-east.

An aerial photo showing the location of the site and the position of the dwellinghouse, annex/garage and store is attached below for ease of reference.



Aston Rise is not a listed building and nor does it lie within a Conservation Area, a National Landscape Area (formerly AONB) or other designated area where there are restrictions on the scope of Householder Permitted Development (PD) rights and, in addition, there are no TPOs relating to the site.

A review of the property's implemented planning application history – specifically applications **R/4/68, 16595** and **981311** – reveals that there are no restrictive conditions relating to the future extension of the dwellinghouse or to the erection of additional outbuildings within the residential curtilage.

Furthermore, no restrictive conditions relating to the future exercise of Permitted Development (PD) rights were attached to the most recent planning application relating to Aston Rise – application **242506** – which granted permission for extensions and alterations to the house, including the demolition of the existing annex/garage. For the avoidance of doubt, none of the works approved by application 242506 have been implemented as yet.

The Proposal and Assessment of PD Compliance

The proposed outbuilding to be erected within the curtilage of the dwellinghouse will be constructed in accordance with Class E PD size/siting parameters - as per Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as follows:

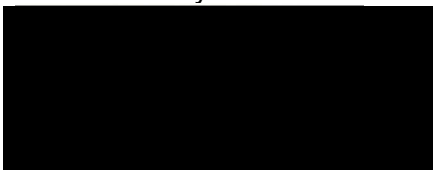
- The building would be used for parking, home gym/hobby room and tool storage purposes, all of which are uses that are reasonably incidental to the enjoyment of the dwellinghouse;
- The total area of ground covered by buildings (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage;
- No part of the outbuilding would be forward of a wall forming the principal elevation of the dwellinghouse (i.e. the north elevation);
- The outbuilding would have a dual-pitched roof and would not exceed 4m in height to ridge or 2.5m high to eaves (measured from highest adjoining ground level) and would not be within 2m of the boundary of the curtilage;
- The outbuilding would not have more than a single storey; and
- The outbuilding would not be within the curtilage of a listed building or lie within a National Landscape Area, National Park or Conservation Area.

Summary

It has been demonstrated that the construction of the proposed outbuilding would fall within Class E PD parameters and, as such, it is hoped and reasonably anticipated that the allocated case officer will be in a position to issue the CLOPUD accordingly.

I look forward to receiving the application acknowledgement shortly and trust the case officer will not hesitate to contact me should there be any queries.

Yours faithfully



Adrian Gould Dip TP MRTPI

Principal

Director of Adrian Gould MRTPI Ltd, a Consultant to JPPC

Email: adrian.gould@jppc.co.uk Direct dial: 01865 322352