

ET Planning

Planning, Design and Access Statement

Client: **N. Purssell**

**24 Turnbridge Close,
Earley, RG6 4UZ**

*Erection of a new four bed dwelling
with a garage. Permission is also
sought for the retention of outbuilding.*

Gareth Jones **BSc (Hons) MSc MRTPI**

www.etplanning.co.uk

CIL | Enforcement | Land Promotion | Planning | Sequential Tests |

Contents

1. INTRODUCTION	1
2. SITE LOCATION AND DESCRIPTION	2
3. PLANNING HISTORY	3
4. DEVELOPMENT PROPOSALS	3
5. POLICY ASSESSMENT	5
6. PLANNING BALANCE AND CONCLUSION	14

1. Introduction

- 1.1 This statement is produced to support a planning application for the Erection of a new four bed dwelling with a garage. Permission is also sought for the retention of outbuilding.
- 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:
- Site Location and Site Plans
 - Existing Floor Plans and Elevations
 - Proposed Floor Plans and Elevations
 - Proposed Boundary Elevations
 - Proposed Roof Plan
 - Ecological information (to be submitted during the course of the application)
- 1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The proposal seeks for the erection of a four bedroom dwelling at land adjacent to 24 Turnbridge Close, Earley, Reading, RG6 4UZ. The application site is within the Major Development Location of Earley.
- 2.2 The application site where the proposed dwelling would be sited currently comprises part of the large garden area for the existing dwelling, No. 24.
- 2.3 The host property at the site has an attached existing garage which was turned into a habitable family room. A separate outbuilding also exists on the site.
- 2.4 Existing piers already pose as a separation boundary between the land adjacent to the host property and the host property towards the front of the site where the existing access is and dropped kerb.
- 2.5 There are no major constraints at the site, and the site lies within Flood Zone 1.



Figure 1 – Google maps streetview image of the existing site

3. Planning History

- 3.1 The relevant planning history at the application site is detailed below.
- 3.2 030300** - Proposed two storey side and rear extensions to dwelling – APPROVED 27/10/2003
- 3.3 **112139** - Proposed conversion of existing double garage into habitable family room with changes to rear windows – APPROVED 01/06/2011

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 a two-storey dwelling with an attached garage. The proposal will benefit from an existing outbuilding on site to the rear garden used as a family room.
- 4.4 The orientation of the proposed dwelling will be facing the adjacent street, Cutbush Lane.

- 4.5 The internal layout of the proposed property will have all communal areas on the ground floor with a large kitchen and dining area to the rear of the dwelling and the living room area to the front. The four bedrooms will be on the first floor with a separate bath and shower room.
- 4.6 **Scale Height & Mass:** The proposed dwelling is of two storey, with a single storey garage to the south western elevation to assimilate with the positioning of the neighbouring built form.
- 4.7 The dwelling does not protrude further forwards in the streetscene than neighbouring dwelling 24 Turnbridge Close, providing a sympathetic siting, scale and massing to the existing character of the area.
- 4.8 Streetscene drawings have been prepared as part of this application to demonstrate how the proposal can be read amongst existing built form.
- 4.9 **Landscaping:** The dwelling will be constructed on soft landscaping as the existing state of the application site poses as a garden area for the host property.
- 4.10 **Appearance:** The proposed dwelling will be constructed of a red brick, consisting of a hipped roof form and traditional windows.
- 4.11 This is complemented with simple brick detailing to the porch area to provide visual interest.
- 4.12 To the rear, floor to ceiling glass doors will afford the kitchen and dining space with ample sunlight and daylight.
- 4.13 **Access & Parking:** The proposal site benefits from an existing dropped kerb owing to the siting of the neighbouring garage at No. 24 Turnbridge Close.

- 4.14 The proposal will make use of this, introducing a new single storey attached garage for the parking of one vehicle, with two further spaces to the front of this. 3 parking spaces will remain allocated to the neighbouring property.

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 124 of the NPPF comments that planning should “promote an effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.
- 5.4 Paragraph 61 confirms the Government’s objective to boost the supply of housing, and paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
- 5.5 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.”

5.6 The National Design Guide builds on the above, and clarifies that “well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use” (para 109).

5.7 **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)

5.8 According to NPPF paragraph 11(d), plans and decisions should apply a presumption in favour of sustainable development:

Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

- i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against

the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

5.9 NPPF footnote 8 clarifies the meaning of 'out of date' in this context:

'This includes for all applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery test indicate that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.'

5.10 With a deliverable housing land supply of 1.7 years at present, applications such as this for the provision of housing are to be considered in the context of the tilted balance.

5.11 Planning case law, such as *Hallam Land Management Ltd v Secretary of State for Communities and Local Government [2018] EWCA Civ 1808 (para. 47) ('Hallam') (CD5.16)*, has established that the extent of the housing shortfall has direct relevance to the degree of weight to be given within the tilted balance to the lack of housing supply in favour of granting permission. In this case, the shortfall is 1,403 dwellings. With the housing supply being substantially deficient, this accordingly emphasizes substantial weight to be provided to the supply of additional housing.

5.12 MDD Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay unless material considerations indicate otherwise.

- 5.13 CS Policy CP9 – scale and location of development proposals states that development proposals in Wokingham borough must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility. The site is identified as falling within the major development location of Earley which is described as having a significant range of facilities and services.
- 5.14 Policy TB06 of the MDD focuses on residential development of private residential gardens. The policy states that the Council will resist inappropriate development of residential gardens where the development would cause harm to the local area.
- 5.15 Furthermore, proposals must make a positive contribution to the character of the area in terms of its relationship to the existing built form and ensure that the application site provide a site of adequate size and dimensions to accommodate the development proposed in terms of setting and spacing around buildings, amenity space, landscaping and space for access roads and parking. This will be discussed in further detail below. However, in summary, the proposed development is considered to represent high quality development that accords with requirements of this policy.
- 5.16 NPPF Paragraph 8 outlines the 3 interdependent aims of the planning system. Paragraph 8.a) outlines the economic objectives of the planning system and states that the planning system should seek to ensure that the right type of land is available at the right time and in the right places. Given the site is located within the major development location of Earley, the site is in exactly the type of location where new residential development would be expected and therefore accords with this aim.
- 5.17 NPPF Paragraph 8.b) outlines the social objectives of the planning system. The social role of housing should not be understated

providing a platform individuals to fully contribute to the community and when sold, as a vehicle for social mobility. As such, the proposal is considered to accord with this aim.

- 5.18 NPPF Paragraph 8.c) outlines the environmental objectives of the planning system. The proposed development would utilise land within the settlement where the principle of development is acceptable subject to accordance with other policies in the plan. Developing land within the settlement would reduce the pressure on the development of greenfield sites elsewhere and as such, accord with this aim.
- 5.19 **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.
- 5.20 Furthermore, MDD Policy TB05 states that proposals for residential development shall provide for an appropriate housing mix which reflects a balance between the underlying character of the area and both the current and projected needs of households.
- 5.21 Policy TB06 of the MMD refers to development of private residential gardens and states that permission will be granted whereby proposals make a positive contribution to the character of the area.
- 5.22 Turnbridge Close and Cutbush Lane are characterised by large, symmetrical detached dwellings with link detached garages. The dwellings are typically of a traditional red brick design with brickwork detailing and set back from the road to allow for parking and front garden areas.
- 5.23 The proposal has been designed sensitively to neighbouring dwellings and the wider character of the area, comprising four bedroomed dwellings with spacious plot and private driveway parking. Existing

screening and proposed landscaping ensures that the proposal is well screened from both the highway and neighbouring dwellings, protecting the existing established character of the area.

- 5.24 Policy TB06 also states that the proposal should integrate well with rhythm of plot frontages within the surrounding area. There should be a similar pattern of opening and boundary treatments included in development proposals.
- 5.25 Two dwellings which have their front elevation facing Cutbush Lane are No. 1 and 2 Red House Close. These are detached dwellings adjacent to the application site.
- 5.26 The plot frontages for the dwellings are made up of a combination of low walls and hedges to reflect that of the proposal and neighbouring dwellings.
- 5.27 The plot openings for the nearby dwelling typically comprise of openings between low walls which leads to a patio area, demonstrated at No.24. This has been reflected by the proposal.
- 5.28 Policy TB06 of the MMD also makes mention of application sites providing adequate size. This proposal offers a building size which is reflective of the immediate locality whilst also including an outbuilding and attached garage.
- 5.29 The garden area provided to both sides of the proposed dwelling offers adequate amenity space which is accompanied by three on-site parking spaces.
- 5.30 This proves that the application site is of an adequate size and can facilitate the proposed development without detriment to the established character of the area in accordance with CS Policy CP3 and MDD Policy TB06.

- 5.31 **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.
- 5.32 The Design Guide SPD states that the Council's minimum distance of 10m is an accepted guideline for the distance to provide sufficient privacy.
- 5.33 The habitable rooms on the proposed buildings have separation distances of circa 25 and 38 metres in relation to nearby dwellings which are in view of these windows. Substantial separation distances like this assist in ensuring that the proposal does not adversely impact the privacy of neighbouring amenities.
- 5.34 This eliminates overlooking and overbearing into neighbouring dwellings to ensure that residential amenity can be maintained for both existing and future occupants.
- 5.35 Additionally, these separation distances ensure that no loss of daylight/sunlight is incurred on the neighbouring dwellings or on the proposed dwelling.
- 5.36 Internally, the dwellings have been afforded maximum daylight and sunlight provision, with windows concentrated to the north, western and southern elevations as to protect the neighbouring amenity of the proposed dwellings.
- 5.37 Externally, the dwelling benefits from a substantial wrap around rear gardens and continues to facilitate a large rear garden for the neighbouring dwelling of no. 24. Each dwelling also benefits from proposed landscaping, a bin store double garage and private driveway.

- 5.38 In relation to garden sizes, it is noted that in terms of back-to-back distances for the garden, these fall under the 11m of garden space specified in the Borough Design Guide. However, the horizontal measurement of proposed garden space exceeds the 11 m requirement.
- 5.39 It is also important to consider the retained garden space for the host dwelling. To that effect, the host dwelling would already be “under” the 11 m back-to-back garden sizes but would accord if this was measured horizontally. Even with the proposed new dwelling, measuring the garden of the host dwelling in this way still retains ample garden space.
- 5.40 **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.
- 5.41 There are no trees on site, but a tree planting condition could be controlled by condition in the event of a grant of planning permission.
- 5.42 The existing boundary hedge will be retained as part of the proposed development and could be further supplemented by condition in the event the Council deem this necessary.
- 5.43 For the reasons detailed above, the proposed development is considered acceptable in tree and landscape terms.
- 5.44 **Transport and Parking:** The site benefits from an existing dropped kerb access taken from the east of Turnbridge Close and provides private parking spaces for two vehicles on a driveway, as well as a further vehicle within the proposed garage.
- 5.45 The proposal would therefore provide ample parking on site in line with Policy CP6 – Managing Travel Demand which states that planning permission will be granted for schemes which (inter alia):

"d) provide appropriate vehicular parking, having regard to car ownership

e) mitigate any adverse effects upon the local and strategic transport network that arise from the development proposed".

- 5.46 The provision of three parking spaces per dwelling is akin to the Council's parking standards for a four bedroom dwelling.
- 5.47 The site is also located within a highly sustainable location and so reliance on the private car is likely to be reduced.
- 5.48 EV charging points can be secured by condition in the event of a grant of planning permission.
- 5.49 For the reasons detailed above the proposed dwelling is acceptable in highways terms.
- 5.50 **Cycle Provision:** A cycle store is proposed to the rear garden adjacent to the existing outbuilding. This can be secured by condition in the event of a grant of planning permission.
- 5.51 **Refuse Provision:** The site would utilise the local waste collection service. Refuse stores can be secured by condition in the event of a grant of planning permission.
- 5.52 **Special Protection Area:** The site is located within the 7KM Buffer for the Thames Basin Heath Special Protection Area. In line with the triggers for mitigation outlined in CS Policy CP9, the site is not liable for contribution.
- 5.53 **Ecology:** A Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment has been instructed by the applicant as part of this application and will be submitted separately throughout the course of this application.

- 5.54 These will allow the proposal to accord with MDD Policies TB23, CC03 and CS Policy CP7.
- 5.55 **Drainage and SuDS:** The site falls within Flood Zone 1 which carries the lowest risk of fluvial flooding, as such, a site specific flood risk assessment is not required.
- 5.56 **Contamination:** The site is not known to be contaminated and this is unlikely due to the residential use of the site.
- 5.57 If concerns were raised throughout the course of the application, these can be addressed via condition.
- 5.58 **Archaeology:** The site is located outside of any area of high archaeological potential. If concerns were raised throughout the course of the application, these can be addressed via condition.
- 5.59 **Community Infrastructure Levy:** Wokingham Borough Council Community Infrastructure Levy Charging Schedule was adopted on 19th February 2015. The relevant CIL forms are submitted as part of this application.

6. Planning Balance and Conclusion

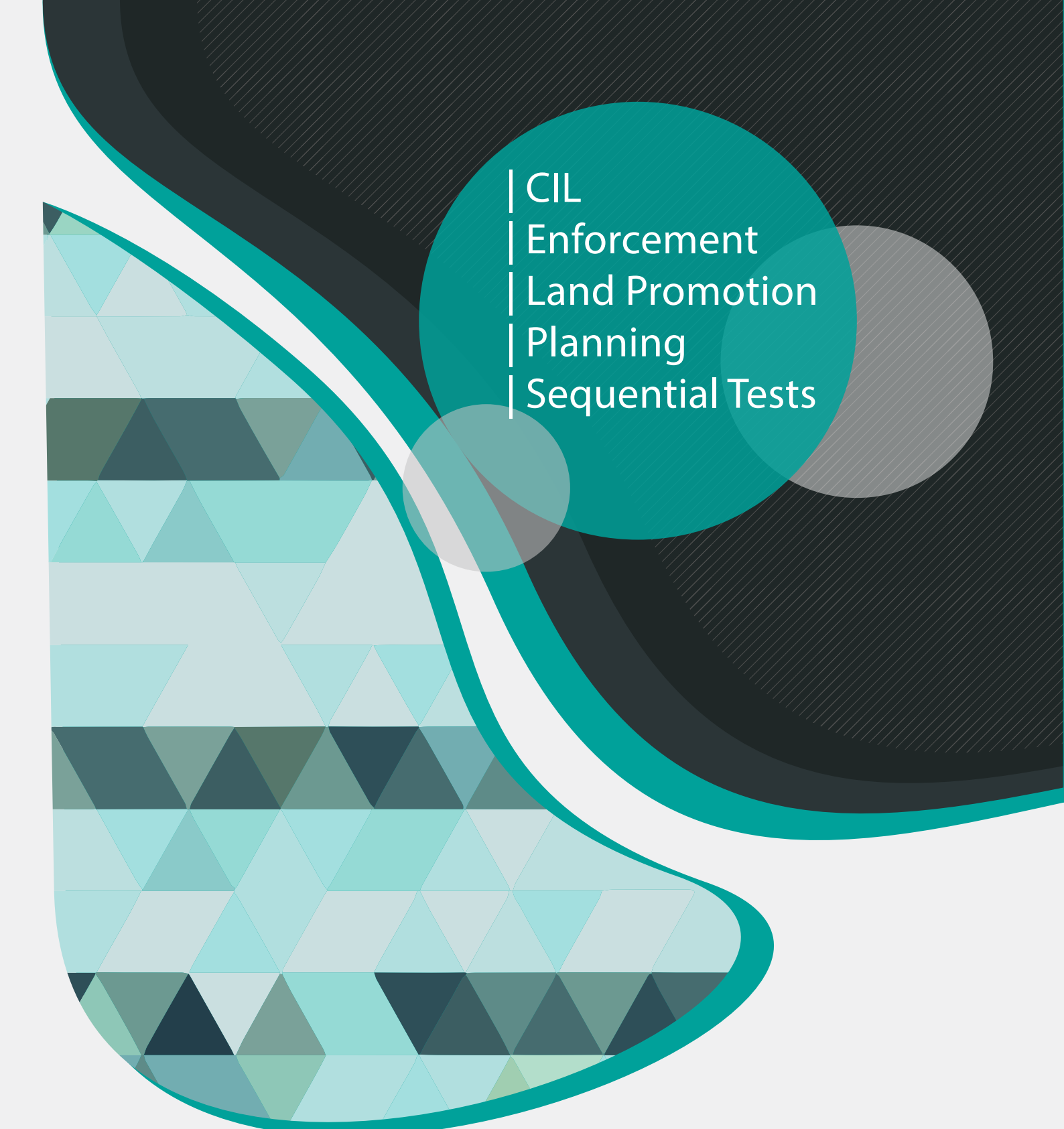
- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.

- 6.2 The Council are unable to demonstrate a 5 Year Housing Land Supply which triggers the tilted balance in line with NPPF Paragraph 11(d).
- 6.3 The proposed dwelling has been designed in order to demonstrate accordance with the design language of the surrounding area and represent high quality design.
- 6.4 The site is located within a highly sustainable area, being located within the Major Development Location of Earley.
- 6.5 Significant weight needs to be given to the Council's significant shortfall 5YHLS. Whilst the proposal is for the erection of 1 no. house, the small-scale nature of the proposal is not to be understated – with dwellings providing a key social and economic platform in which occupants can build from strong foundation to maximise their full potential, benefitting the wider community.
- 6.6 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 without adverse effect on the character of the area or the amenity of neighbouring residents.
- 6.7 Alongside the other measures proposed as part of this scheme, the benefits of the proposal are considered to significantly and demonstrably outweigh any harm. It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance.
- 6.8 Therefore, it is respectfully requested that planning permission is granted.

Gareth Jones BSc (Hons) MSc MRTPI

Principal Planner | ET Planning

Head Office: 200 Dukes Ride Crowthorne RG45 6DS
gareth.jones@etplanning.co.uk 01344 508048



| CIL
| Enforcement
| Land Promotion
| Planning
| Sequential Tests

Contact

Address

200 Dukes Ride RG45 6DS

Phone

01344 508048
01865 507265
01483 363950
01743 612043
01392 691384

Web & Mail

Email: office@etplanning.co.uk
ET Planning Ltd | 10646740

Web: www.etplanning.co.uk