



Stanlake Farm Cottage, Waltham Road, Twyford, RG10 0AF

Proposed conversion of existing outbuildings into ancillary habitable accommodation with erection of a link extension and changes to fenestration.

Green Belt Planning Statement

Author:

Dariusz Kusyk BA BEng MSc - 1 Right Plan



1. Introduction

1.1. Preface

This statement has been prepared in support of an application for conversion of existing outbuildings into ancillary habitable accommodation with erection of a link extension and changes to fenestration at Stanlake Farm Cottage in Twyford.

The following statement covers the subject and information required for submission as set National Planning Policy Framework (2024), MDD Local Plan, Borough Design Guide and Wokingham Borough Council Core Strategy. This document will outline the Green Belt design strategy for the proposed development. It should be read in conjunction with the submitted drawings.

1.2. Site Location



Aerial photograph

1.3. Site Description

The site is currently occupied by a detached dwelling, Listed Building Grade II and 2x outbuildings.



2. Planning Policy

2.1. NPPF

Green Belt

The site lies within the Green Belt and as set out in paragraph 142 of the NPPF the Government places great importance on the Green Belt and the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Paragraph 152 of the NPPF states that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances (VSC).

Paragraph 154 of the NPPF goes on to state that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt with some exceptions.

One of the exceptions in paragraph 154 of the NPPF is as follows:

- c. *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;***

Sustainable Development

Paragraph 7 of the NPPF emphasises that “*The purpose of the planning system is to contribute to the achievement of sustainable development*” and expands that in the paragraph 8, that it “*has three overarching objectives, which are interdependent and need to be pursued in mutually supportive:*

- *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being;*
- *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.*



Furthermore, a decision-making in favour of sustainable development is strengthened and its significant weight is confirmed in paragraph 39, which states that *“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible”*.

Housing Quality and Design

Paragraph 131 of the NPPF states that the *“high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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”*.

Furthermore, NPPF paragraph 133 emphasizes an important role of the design codes and guides, which should *“local framework for creating beautiful and distinctive places with a consistent and high quality standard of design”* and that *“their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified”*.

Paragraph 135 of the NPPF comprises a list, in terms of what decisions should ensure with regards to proposed developments, inter alia:

- *“function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*



- *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.*

2.2. Core Strategy and MDD Local Plan

Design Quality

The overall design quality aspect is included in Core Strategy, MDD Local Plan and the Borough Design Guide. Core Strategy Policy CP1 ‘Sustainable development’ emphasises importance of maintaining or enhancing the high quality of environment and it states that proposals should *“Provide attractive, functional, accessible, safe, secure and adaptable schemes”*. Another relevant Core Strategy Policy is CP3, which highlights ‘General Principles of Development’ contains features, which are necessary in order to grant a planning permission, inter alia:

- a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;*
- b) Provide a functional, accessible, safe, secure and adaptable scheme;*
- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses;*
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;*
- e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;*
- f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping.*

In addition, CP3 continues and encourages in paragraph 4.19 to ensure through the Borough Design Guide, that proposed developments is of *“a high standard of design that can integrate with the character of the area is also important to achieving sustainable development in the borough”*.

Borough Design Guide SPD of Wokingham Borough Council includes numerous references to design principles in chapter 4 – ‘Residential’, which included more detailed guidance in terms of desirable quality of the submitted schemes. Paragraph 4.2 of the BDG SPD includes all relevant aspects, which are taken into account when assessing the proposals in terms of their character and context. It states



that “Residential development should be designed to contribute positively towards the historic or underlying character and quality of the local area”. It also contains a list of the different elements and the degree of consistency or variety, which create the character of a place, inter alia:

- “the network and hierarchy of movement, creating streets;
- the layout of development blocks and plots;
- the arrangement and form of buildings, including the building line and gaps between buildings;
- open spaces;
- the architectural design of buildings;
- the hard and soft landscape design of plots, boundaries, streets and spaces, parking areas;
- the details, decorative elements, materials and planting”.

3. Appraisal

3.1. Impact on the Green Belt

Planning history

There is a relevant and materially similar application approved in the planning history for the host property under ref. 202015 for the proposed conversion of existing outbuildings to create ancillary habitable accommodation plus the insertion of 1no. roof light and the erection of an extension to join the two outbuildings as one.

Green Belt

Paragraph 154 of the NPPF goes on to state that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt with some exceptions.

One of the exceptions in paragraph 154 of the NPPF is as follows:

- c. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;***

The proposal includes extension of 2x outbuilding, linking them with each other.

The volume and GEA calculations of both outbuildings are highlighted below;

<i>Original and Existing GEA</i>	28.5m ²	<i>Original and Existing Volume</i>	101.5m ³
<i>Proposed GEA</i>	29.5m ²	<i>Proposed Volume</i>	104.3m ³
<i>-/+ % Difference from existing</i>	+3.5%		+2.7%



The extended outbuildings would represent marginally larger buildings, which would insignificantly increase the volume and GEA when compared with the existing (original) structures, as per the above table. Given the above, it is considered that the proposal would be considered acceptable and proportionate in relation to the host property and wider impact upon the Green Belt openness.

As a whole, the volume increase and proposed GEA of the proposed extended dwelling relative to the existing and original would be deemed as appropriate, therefore the proposed scheme is effectively adequately justified and acceptable development, within the scope of exception included in paragraph 154(c) of the NPPF.

4. Conclusion

By virtue of the scale and nature of the proposed development, it is considered that it would comply with the relevant parts of NPPF, Wokingham Core Strategy, MDD Local Plan, therefore we kindly appeal, to approve the submitted application.

Copyrights



1 Right Plan
