



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Design and Access Statement:

Proposed new pedestrian door to garage, erection of outbuilding for use as an office, installation of hot tub, heat pump and garden pergola, with associated landscaping at: 3 Sorrel Drive, Arborfield Green, Reading, Berkshire, RG2 9QY

On Behalf of Mr. Matthew Davies

1. Application

Planning By Design (the agent) has been instructed to act on behalf of Mr. Matthew Davies (the applicant) to submit a planning application to Wokingham Borough Council (the Local Planning Authority) for the following:

- new pedestrian door to garage
- erection of outbuilding for use as home office
- installation of hot tub, heat pump and
- garden pergola with associated landscaping

at: 3 Sorrel Drive, Arborfield Green, Reading, Berkshire, RG2 9QY (the site). In support of this application, the following Design and Access Statement will demonstrate the suitability of this site for this proposal and the proposals accordance with national and local planning policy.

2. Site Location

The site location is 3 Sorrel Drive, Arborfield Green, Reading, Berkshire, RG2 9QY. The property is a detached house (still pending completion of construction by developer) occupying a corner plot, with a separate garage that forms the rear wall of the garden. The site benefits from a large curtilage spanning the side, front and rear of the dwelling. This outdoor space is screened from neighbouring properties by virtue of the tall boundary wall and fencing, typical of the wider new development. The new build housing scheme development was approved in 2015 under application Ref: O/2014/2280. The conditions attached to the approval contain a restriction removing rights under the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The removal of the rights that are usually attached to residential houses have motivated this submission to regularise the improvements and additions Mr Davies wishes to make to the garden and garage.

The application site is not associated with any known planning constraints or sensitive landscape designations. The site is particularly well positioned for access to Reading and all the facilities and transport connections therein. The masterplan for the development in this location has been well designed and received significant scrutiny to deliver a robust new community.

the dwelling and on the wider development and afore-mentioned proposed elements of this application.

The materials and finishing colours will, as far as possible, match those of the existing dwelling to ensure the proposals are in keeping with the character of the main house and the wider development. The proposed works will facilitate home working for the applicant, reducing travelling and commute time. The applicant intends to settle at the property for an extended period of time, and the improvements and facilities proposed will be both functionally useful and enhance the applicant's enjoyment of the property.

The proposal also includes suitable bin storage in the rear garden, clear of the pavement and vehicle highway. Furthermore, the proposal also includes a 250L water butt, to manage surface water run-off and a generous amount of soft landscaping in the form of planting and lawn. Overall, in the external space, paving will cover 79.8m², lawn will cover 43.56m² and planting will cover 15.86m². Surface water drainage will be adequately provided by a combination of the lawn, planting beds, gravel edging, and installation of a water butt for additional water storage and re-use for the garden watering in dryer periods.

Further information about the specific design and dimensions of the proposal can be found within the supporting planning drawings.

4. Planning History

No relevant planning history found for the application site, other than the approval for the wider housing development, associated discharge of conditions and Non-Material Amendments/variation applications:

- **92709** Non-material Amendment Decision Application: Withdrawn Proposal: Application for non-material amendment to planning consent O/2014/2280 to allow fenestration changes to plan BLK B 101 Flat Block b 50 to 59, BLK B 108 Flat Block B plots 50 to 59. Revised plans P18 180907 03 Rev C and p18 180907 04 Rev E.
- **182364** Approval of Reserved Matters Decision: Approve Proposal: Application for approval of reserved matters pursuant to outline planning consent O/2014/2280 for the construction of an access road (Lakeside bus route) and associated infrastructure including a substation, drainage and ponds, earthworks, fencing and landscaping.
- **181443** Non-material Amendment Decision: Approve Proposal: Application for a non-material amendment to planning consent O/2014/2280 to allow amendment to green corridor adjacent to Lakeside Bus Route.
- **171251** Non-material Amendment Decision: Application Withdrawn Proposal: Application for a non-material amendment to planning consent O/2014/2280 to allow extension to the approved Northern SANG area.
- **172062** Non-material Amendment Decision: Replied Proposal: Application for a non-material amendment to planning consent O/2014/2280 to allow change in the building heights at Parcel Q. Old drawing PL 09 Rev L to be replaced by new drawing PL 09 Rev N.
- **162428** PD Demolition Decision: Prior Approval Proposal: Application for prior notification of proposed demolition at the former Hasbrouck's Barracks at Arborfield Garrison.

- **O/2014/2280** Outline Application Decision: Approve Proposal: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings

5. Planning Policy Documents

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

- National Planning Policy Framework 2023
- National Planning Practice Guidance.
- Wokingham Core Strategy (adopted 2010)
- Managing Development Delivery (MDD) (adopted 2014)
- Relevant SPDs (see below)

Specific relevant policies:

National Planning Policy Framework 2023

- Section 2 - Achieving sustainable development.
- Section 12 - Achieving well-designed and beautiful places.

The Core Strategy

- CP1 – Sustainable Development
- CP3 – General Principles of Development
- CP9 – Scale and location of development proposals

Supplementary Planning Documents

- Sustainable Design and Construction SPD (PDF document) and its Companion to Sustainable Design and Construction SPD document (PDF document)
- Interactive Borough Design Guide (PDF document)
- Arborfield and Newland Village Design Statement (PDF document)

6. Assessment

The following section will evaluate the proposals in accordance with the relevant national and local policies and supplementary design guidance to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Councils development criteria and NPPF.

The main considerations for this application are its potential visual and amenity impact on the site and character of the area.

Principle of Development

The application site falls within the settlement boundaries, where residential development is acceptable in principle in accordance with policies of the Local Development Plan. The proposal represents sustainable development in line with the NPPF and the Local Development Plan, subject to site specific and design policies and guidance which will be discussed below.

Design and Visual Amenity

Overall, the minor residential proposals are in keeping with the development plan, the works will result in an attractive, well-designed development, which will be complimentary to the character of the site and wider area. The proposals will lead to the creation of useful and well-designed additions to the dwelling and its garden, creating functional spaces, and external elements which will be sustainable and incidental to the applicants' enjoyment of the property, for the lifetime of the dwelling.

Consideration has been given to the scale, massing, density, and siting of all additions to ensure they are appropriate to the dwelling site and wider area. The scale and massing are suitable and subservient to the main dwelling and allow for ample undeveloped garden land and driveway around the dwelling to be retained. The additions to the site also respect existing building lines, and the pattern of development at the site, and will fit unobtrusively with the main house, garage and garden. As such, will not overdevelop the site nor detract from the character of the dwelling. Furthermore, all the proposed additions benefit from their location to the rear of the site, within the property's private garden area, and whilst the dwelling occupies a corner plot, with roads to the south and east, the rear garden is well screened by a tall boundary wall or fence on all sides. The proposals including both the outbuilding and pergola canopy, do not significantly exceed the height of the wall and fencing sufficiently to impact the street scene. The proposal has very limited visual impact more widely than the applicants garden, due to thoughtful and considered design.

As explained in detail above, the materials and colours proposed for all elements will match or complement each other, and those of the existing development creating a seamless finish, which will positively improve the character of the site, and broader area.

As such, the proposed development is acceptable in terms of design and will not be overly visible from the streetscape; thus, the residential development overall cannot be considered too incongruous to the character of the site or surrounding area. The proposal can therefore be considered compliant with national (NPPF section 12) and local policy (policies: CP1, 3 & 9) and guidance for design.

Sustainability

The proposals throughout offer appropriate, durable, and energy efficient materials including the proposed windows and doors to ensure energy efficiency. The proposed air source heat pump is a low carbon addition to heat the hot tub. The proposal has also considered soft landscaping and planting to ensure a biodiverse, green property, with the additional inclusion

of a water butt to allow sustainable water storage for the garden watering. The addition of a home office unit will reduce the number of car journeys for the residents who can take advantage of home and hybrid working arrangements. This improves the overall sustainability of the proposals, and the dwelling.

Amenity Impact

Whilst there are adjacent properties to the site, their amenity is unlikely to be impacted significantly by virtue of the proposed modest and appropriate development. The siting of the proposals in the rear garden of the property has been done to preserve privacy and amenity through being positioned appropriately distant from the northern boundary fence. The pergola is also positioned suitably away from the southwestern boundary of the garden. The neighbouring occupier is screened by the property's garage to the west.

The glazing associated with the proposed outbuilding is directed to and looks over the occupant's own garden area. As discussed, all elements are appropriate in scale and massing, therefore they will not dominate the character of, or overdevelop the site, allowing for plenty undeveloped garden to exist. Therefore, overbearing, overlooking, and overshadowing are not expected to be a significant concern and the proposed.

The heat pump and hot tub are purpose built for domestic use, in a residential garden and have been chosen to not generate levels of noise that could impact on the amenity of neighbouring occupiers. The proposed uses are accordant with the enjoyment of a residential garden.

The proposal improves amenity for the dwelling's existing occupiers and future residents, in that it will provide a functionable user spaces for external amenity compared to the existing, and enhance the applicant's enjoyment of the dwelling, adding longevity to its design. The proposal thereby accords with Planning Policy and Guidance for amenity.

Parking and Highways

The proposed development maintains the same number of bedrooms and so is not deemed to require an increase in the number of parking spaces. It will also have no impact upon the existing off-street parking, nor upon the property's driveway and garage. In fact, pedestrian access to the garage could lead to the resident's increasing utilisation of the garage for parking. Therefore, will be no negative impact upon the existing parking provision, nor impact on highway safety.

Surface Water Drainage

As discussed, sustainable surface water drainage has been considered, and drainage forms and methods have been incorporated into the design of the development, through the installation of a water butt, to hold water during heavy rain and slow down the run-off of this water that might cause flooding elsewhere. The applicant is also utilising soft landscaping, in the form of planting in beds, gravel and retained lawns as permeable surfaces to further assist the drainage of the site.

7. Planning Balance

The proposal positively contributes to all three development objectives outlined in the National Planning Policy Framework.

From a social perspective, the proposal includes minor alterations to the dwelling's rear garden, and the alterations will add valuable incidental user spaces for home working, and outdoor relaxation and recreation. The proposals create a comfortable and inviting space that improves enjoyment of the property for current and future residents. This will ensure that the applicants can maximise the use of the site, providing longevity to its design.

From an environmental perspective, the proposal will utilise an energy efficient heat source and robust materials, to improve the sustainability of the scheme. Due to its location to the rear of the property, the proposals do not erode the streetscape or landscape character, nor impact the openness of the site. There will be no negative impact on the wider new development. The proposal has also considered surface water drainage and incorporated soft landscaping in the forms of green areas, and planting. This planting will also improve biodiversity and contribute to urban greening.

Economically, the proposal will help stimulate economic activity at a local level as local fitters and suppliers are sought for construction. The scheme will provide for convenient arrangements for homeworking, a dedicated professional set up in the purpose-built outbuilding will ensure that the applicant is working efficiently and maximising economic output on an individual level.

8. Conclusion

The proposal will deliver significant social and economic benefits to this area while not resulting in any detrimental harm to the surrounding area's environment. It is also well designed, complementary, and contemporary, providing beneficial and functional indoor and outdoor user spaces for the occupants, increasing, and enhancing the residential amenity of the dwelling.

Therefore, we see no reason for the Council to withhold our request for planning permission and kindly request that the council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning by Design would welcome conversation on any of these matters.