

Planning Statement

1. Introduction

The following planning statement has been prepared to support the application for the construction of a plant room extension to Ryeish Green Bungalow, Hyde End Ln, Ryeish Green, Reading, RG7 1ER.

2. Compliance with Wokingham Borough Council Local Planning Policy:

CP2 - Inclusive Communities

To ensure that new development contributes to the provision of sustainable and inclusive communities (including the provision of community facilities) to meet long term needs, planning permission will be granted for proposals that address the requirements of people with special needs, including those with a physical, sensory or learning disability or problems accessing services.

Statement of compliance:

The development site provides supported living for young adults with complex social, emotional, and mental health requirements. There is currently insufficient hot water generation and storage capacity within the building to provide the required volume of hot water for resident's therapeutic care plans. The purpose of the plant room extension is to accommodate additional hot water cylinders which cannot be accommodated elsewhere within the building.

CP3 - General Principles for development

Planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area.

Statement of compliance:

The proposed plant room extension is modest in size – with a gross external area of under 6m. We have sited the proposed plant room to the rear of the building – where it is completely shielded from view of the public highway by the existing building. We have proposed the use of the same materials used within the construction of the existing building to further reduce the visual impact.

CP3 - General Principles for development

Planning permission will be granted for proposals that have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.

Statement of compliance:

The plant room is proposed to be constructed on a small area of existing hard standing which has no existing ecological or environmental value.

We have commissioned a preliminary roosting assessment for bats which has concluded that there is no evidence of bats at the property or physical features potentially suitable for use by roosting bats.

The existing building is not listed or within a conservation area. There is no line of sight from the proposed development to any listed buildings.