

**PROPOSED SINGLE STOREY HABITABLE
OUTBUILDING TO THE SIDE OF THE MAIN DWELLING**

AT

**‘FADE TO GREY’, REDLAKE LANE,
WOKINGHAM, BERKSHIRE, RG40 3BF**

PLANNING STATEMENT

PREPARED BY: MARTIN BUTLER PARTNERSHIP LTD

ON BEHALF OF: MR JONATHAN LEESE

12th AUGUST 2026

1.0 **INTRODUCTION**

This statement has been produced to support a planning application for the erection of an a outbuilding providing space for a games area and a golf simulator/cinema room located to the north east side of the main dwelling at 'Fade to Grey', Redlake Lane, Wokingham.

This 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.

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 MBP Ltd drawings:

22606-3 / 01 – Proposed Ground Floor Plan, Elevations and Section A-A; 02 – Proposed Site Block Plan (1-500 scale at A3 size); 03 – Floor Plans and Elevations of Existing Dwelling; 04 Floor Plans and Elevations of Existing Garage, Workshop and Summer House Outbuildings and A4 size 1-1250 scale OS Location Plan.

4.0 **SITE**

'Fade to Grey' is a large four bedroom detached chalet style dwellinghouse which sits on a large approximately 1.54 acres plot.

The site is in a limited development location, designated as Countryside.

The immediate locality of the site is rural farmland in nature with very little residential development in the vicinity. Instead a large commercial complex of buildings exists immediately to the rear, north west side of the site and Holme Grange Fishery to the south west side of the site.

The site has a substantial rear garden and a large access drive and parking area to the front of the dwelling. Access to the site is on the west side of the site and property and is taken from the Redlake Commercial Centre road from Redlake Lane to the south east. The nearest residential dwelling is situated approximately 85metres away to the north east.

The proposal is for a single storey structure with a vaulted dual pitched roof above, with style and materials all to match the existing dwelling. The structure is generally open plan and split into two areas with the golf simulator/cinema room located to the front of the building and a games area with feature bi-folding sliding doors at the rear.

3.0 PLANNING HISTORY

Application Ref: 210681 – Householder application for the erection of 2No. detached outbuildings to form a summerhouse and cycle store (retrospective) – Approved 11/05/2021

Application Ref: 183223 - Householder application for the proposed erection of a triple garage and cycle store - Application withdrawn 07/02/2019

Application Ref: 171755 - Application to vary Condition 2 of planning consent F/2013/2466 for the proposed erection of one detached dwelling and detached garage following demolition of existing business premises (use class B(c)). Condition 2 relates to approved plans, the new plan proposes the re- use of an existing access onto Redlake Lane and existing shared access blocked off - Refused 21/09/2017; Appeal Dismissed 20/08/2018

Application Ref: 162759 - Application to vary condition 12 of planning consent F/2013/2466 for the proposed erection of one detached dwelling and detached garage following demolition of existing business premises. Condition 12 relates to approved plan numbers, the new plan 2108/03B and 2108/10 to be used in place of 2108/02 & 2108/03A – Approved 07/06/2017

Application Ref: F/2013/2466 - Proposed erection of one detached dwelling and detached garage following demolition of existing business premises - Approved 02/04/2015

4.0 DEVELOPMENT PROPOSALS AND ASSESSMENT AGAINST POLICY

Use and Amount

Planning permission is sought for the erection of a single outbuilding; the new outbuilding will be a single storey structure with a vaulted dual pitched roof above. The proposed outbuilding is to be used incidental to the enjoyment of the owners and residents of the main dwellinghouse and not to be used independently.

The proposed outbuilding structure is generally open plan, split into two areas with the golf simulator/cinema room located to the front of the building and a games area with feature bi-folding sliding doors at the rear. The outbuilding is positioned 3metres off the side/flank of the existing dwellinghouse to the north east side and lines through with the rear of the existing dwellinghouse. The total depth of the outbuilding is 11.7metres, with a width of 7.1metres and a height to the ridge of the pitched roof of 6.17metres.

Layout and Scale

The outbuilding is located to the garden area to the north east side of the dwellinghouse fronting onto the existing access drive and parking area, and with the feature patio doors facing onto the rear garden and patio area.

Landscaping

No landscaping will be affected by the proposed development with the siting of the new outbuilding in an area of maintained lawn.

Appearance

The proposed outbuilding will match the appearance and materials of the existing dwelling.

Access & Parking

The site has ample driveway space to the front of the dwelling, which far exceeds Wokingham's parking standards. The proposed outbuilding will not add any additional demand on parking requirements and no changes are proposed. The existing site access will be retained.

5.0 ASSESSMENT AGAINST POLICY

National Guidance

The National Planning Policy Framework (NPPF) is relevant and material to the assessment of this application. The NPPF has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. Some weight also needs to be given to the content of the Ministerial Statement, 'Planning for Growth', issued in March 2011.

The 'Golden Thread' running through the centre of guidance within the NPPF is the presumption in favour of sustainable development. Paragraph 38 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*". Paragraph 117 of the NPPF comments that planning should "*make 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*".

Paragraph 124 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 131 states that "*In determining applications, great 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.*"

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).

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.

Paragraph. 117 of the NPPF suggests planning policies and decisions should promote the effective use of land in meeting the need for homes and other uses. Weight must be given to the notion that this land is used solely as a garden for the existing dwelling. Any development is therefore effective, particularly as it will not cause a significant loss of proportionate garden space.

The original main dwellinghouse did not account for the provisions made possible through this proposed development; the use of this outbuilding is ancillary to the main dwellinghouse.

Policy CP11 of the Wokingham Core Strategy states proposals outside of development limits will not be permitted except where it does not lead to excessive encroachment or expansion of development away from the original buildings. The proposed outbuilding is situated within the residential curtilage of the property, and within close proximity to the main dwellinghouse, thus according with the policy.

It is noted that the proposed games room and golf simulator/cinema room outbuilding would require full Householder planning permission owing to its size and proximity to the main dwellinghouse. In any case Permitted Development Rights were removed from the property as part of the original approval. There are no relevant constraints on this land and the outbuilding conforms to the above policies.

The development is therefore considered acceptable in principle, in accordance with the NPPF and relevant local policy.

Character and Appearance of the Area

The outbuilding is situated within a large parcel of land and therefore do not disrupt the established pattern of buildings in the surrounding area.

Policy CP3 – General Principles for development (Core Strategy) requires that proposals are appropriate to the character of the area together with a high quality design. The outbuilding is to be constructed in order to enhance the character of the area with a modern design that matches the appearance and materials of the existing main dwellinghouse.

The outbuilding is proportionately sized relative to the main dwellinghouse and the size of the plot. The appearance and materials match the existing main dwelling so that it blends in with the adjacent building and surrounding landscape. Owing to the size of the plot and surrounding building density, the development will not lead to an imposing view of the area.

The outbuilding is in close proximity to the main dwelling which consolidates the structures on site to prevent harmful spread to the open character. Furthermore the outbuilding is suitably placed on site so not to detract from the appearance of the garden.

Policy TB06: Development of private residential gardens (Managing Development Delivery Local Plan) sets out that “*The Council will resist inappropriate development of residential gardens where development would cause harm to the local area*”. The proposed outbuilding will be an ancillary single storey structure that will not cause any harm to the local area in terms of character, appearance, and amenity. These points are discussed further below.

The removal of any landscape or natural features is not required for the construction of the outbuilding and it would not result in any visual incongruity when viewed from the public realm or other buildings due to the size and isolation of the site. The use of materials to match the existing main dwellinghouse protects the context of the development.

It is therefore proven that the development accords with the above criteria. As such, no significant impact on character of area has occurred.

Residential Amenity – Overlooking, Loss of Light and Overbearing

The proposal does not have any detrimental impact on neighbouring amenity. Owing to the height and siting of the outbuildings, there would be no issue with either overlooking, loss of light or any overbearing impact, particularly when considered in relation to the plot.

Trees and Landscaping

The proposals do not require any alterations to existing trees and landscaping. The proposed development causes minimal impact on existing landscaping within the site curtilage with only two raised vegetable beds requiring relocation.

Transport and Parking

The proposed development does not result in any implications to the existing site access or increased parking requirements. The outbuilding is to be used solely for purposes incidental to the enjoyment of the existing main dwellinghouse. The site has ample driveway parking space to the front of the dwelling. The existing cycle provision is adequate and to be retained.

Ecology

No part of the main dwellinghouse is to be demolished and the siting of the proposed outbuilding is located within the established garden. Therefore no ecological survey is required with this application.

Community Infrastructure Levy

As the proposed development involves a residential outbuilding for which the floor space created is less than 100 square metres, it is not CIL liable. The relevant forms have been completed and submitted with the application.

6.0 CONCLUSION

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

Material planning considerations have been carefully considered and analysed, as evidences in section 5 of this statement and the supporting plans and documents. It is considered the proposed would be appropriate to the location and suitable ancillary use, without adverse effect on the character of the area or the amenity of neighbouring residents.

It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.