



Application for the permission for a timber-built shepherd's hut at 1 Appleton Way, Shinfield.

1 Appleton Way, Shinfield, Reading, Berkshire, RG2 9RN

Design & Access Statement

June 2026

Prepared on behalf of Dr Dance

Introduction

Crane Garden Buildings have been commissioned to prepare a planning statement on behalf of Dr Dance in support of an application for planning permission for a timber-built shepherd's hut.

The application site is located within a private domestic garden setting exclusive to the use of 1 Appleton Way.

Site & Surroundings

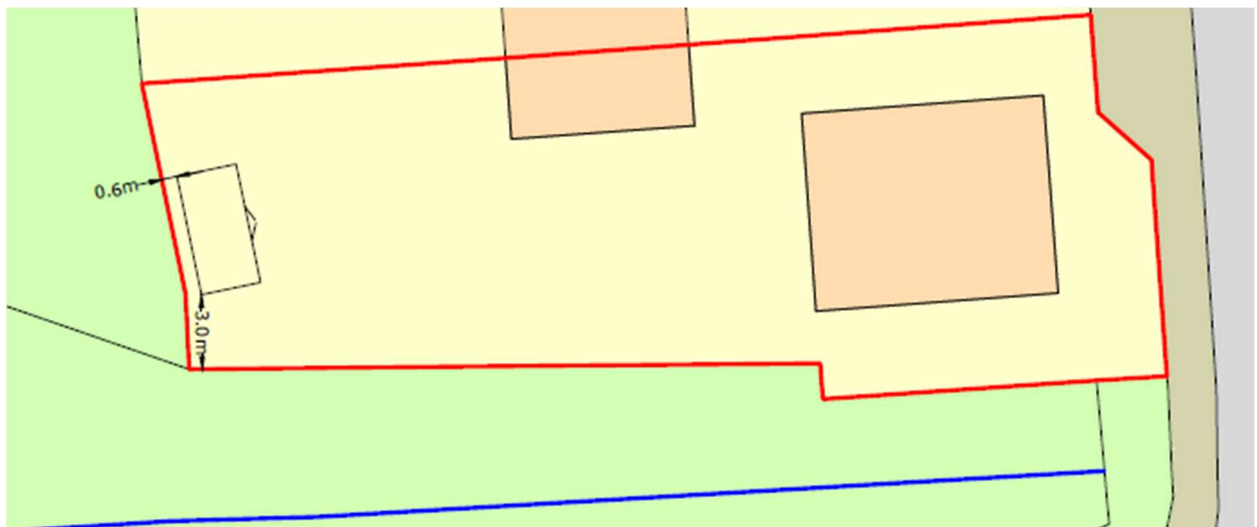
1 Appleton Way is a detached dwelling situated in the south of Shinfield. The proposed shepherd's hut is to be located in the rear garden of the property which is enclosed by wooden fencing. The shepherd's hut will overlook the applicant's garden only and will not be visible from the road or neighbouring properties due to the enclosed nature of the site and boundary fencing. The proposal therefore has no adverse effect on the wider street scene or the character of the surrounding area.



1 Appleton Way.

Proposal

Erection of a 2.4m x 4.8m shepherd's hut of timber construction in the rear garden of the property, overlooking the owners private garden. The shepherd's hut will provide ancillary accommodation in the form of a home office for the sole use of the applicant. It will not be used as a separate residential unit, holiday accommodation or for any commercial activity involving employees, customers or visitors.



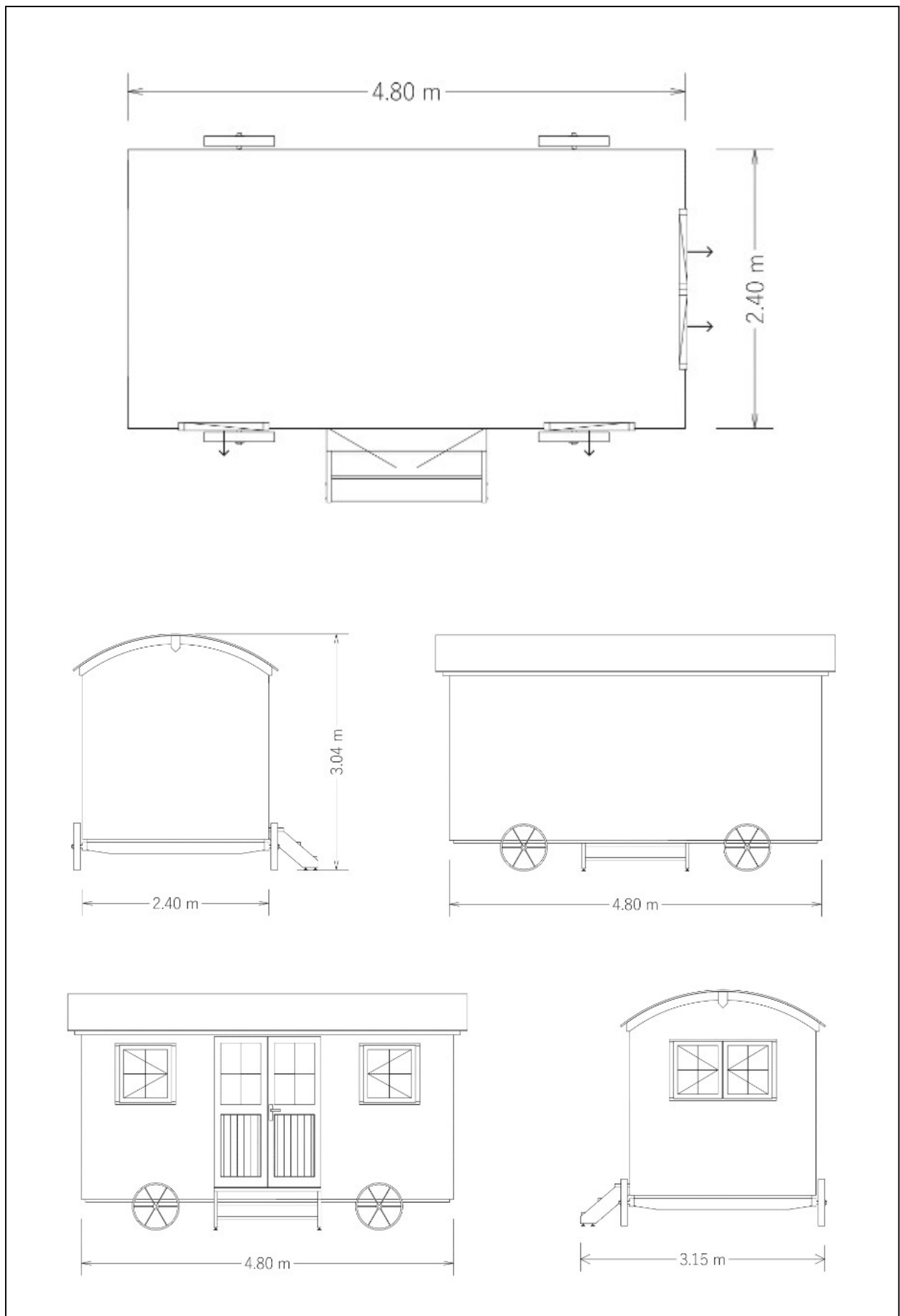
Location of the proposed shepherd's hut marked by the black rectangle.

Design

The proposed shepherd's hut is of a traditional rectangular design and will be clad in Swedish Redwood weatherboard cladding painted in 'Black'. There will be double doors, semi-glazed with Georgian style windows at the front of the shepherd's hut. To each side of the doors will be a small Georgian style window. The right-hand side gable end will also have a small Georgian style window. The windows and doors will be painted in 'Ivory'. The curved roof will be covered in curved black corrugated steel. All materials are sourced from sustainable sources and have been selected to provide a high-quality appearance appropriate for a garden setting and to remain subordinate to the main dwellinghouse. The building will be manufactured and installed by Crane Garden Buildings, who is an FSC certified company.



Example of a similar shepherd's hut in the same size, colour and similar window/door configuration. Please note that the colour of the corrugated steel roofing will differ from this.



Drawing of the proposed shepherd's hut.

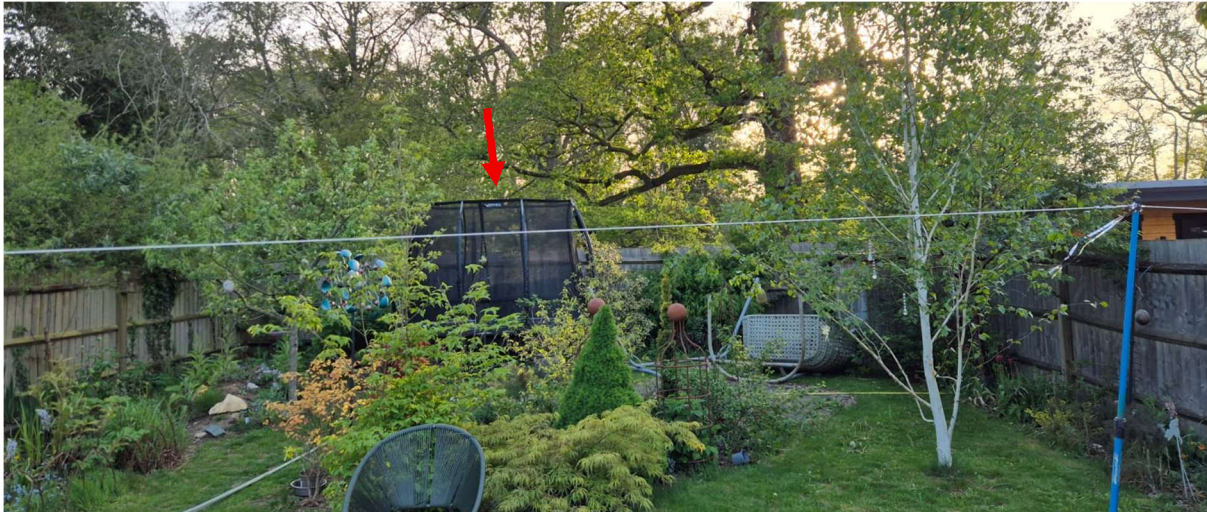


Photo of the garden. The proposed shepherd's hut will be situated in the area currently occupied by the trampoline.

Planning Policy

The shepherd's hut has been designed to comply with the principles of the National Planning Policy Framework (NPPF), which supports sustainable development and seeks to achieve well designed places. The proposal represents a modest domestic outbuilding within an established residential curtilage and is appropriate in scale and use.

The development also complies with the aims of the Local Plan by:

- Respecting the character and appearance of the existing property and surrounding residential area.
- Protecting the amenities of neighbouring properties.
- Ensuring development is of appropriate scale and design
- Avoiding unacceptable impacts on landscape features, biodiversity and drainage.

The proposal constitutes appropriate ancillary domestic development and does not alter the established residential use of the site.

Residential Amenity

The shepherd's hut is intended solely for ancillary use as a home office by the applicant. No employees, customers or clients will visit the property in connection with this use, and no business activities will take place that would generate additional traffic, parking demand, noise or disturbance.

The scale and position of the building ensures that there will be no unacceptable overlooking, loss of privacy, overshadowing or overbearing impact on neighbouring properties. The proposal therefore preserves the residential amenity of both the applicant and neighbouring properties.

Trees, Drainage and Construction Method

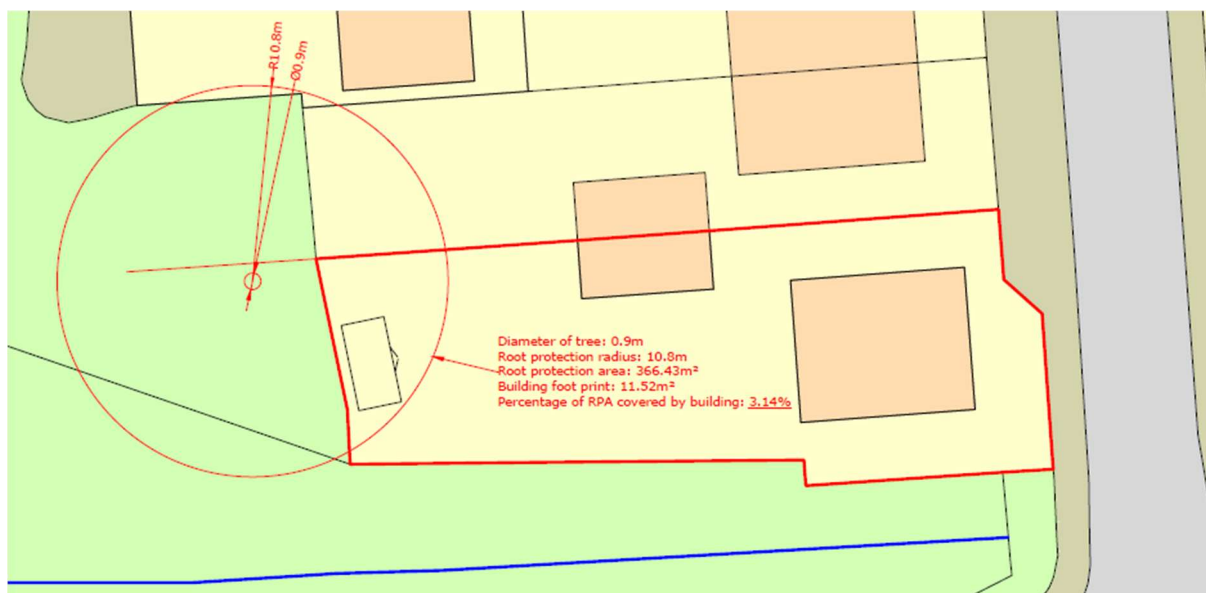
There are no trees within the boundary of 1 Appleton Way.

There is one tree in an area of land located directly behind, and outside of, the rear boundary of 1 Appleton Way (as shown below). It has been calculated that the shepherd's hut, which will be raised off the ground, will cover a maximum root protection area (RPA) of 3.14%.

In order to protect the roots of the tree, the shepherd's hut will be installed on a specialist 5-part base. There will be a concrete pad (0.6m x 0.6m) recessed into the ground under each of the four shepherd's hut's wheels and one pad under the wooden steps (0.6m x 1.8m). Small holes for the concrete pads will be dug by hand. If tree roots are present, the hole will be moved away from the roots, therefore minimising any potential damage to the roots. This method leaves the majority of the ground undisturbed and will allow the root system to breathe naturally with natural drainage of rainwater through the area (Example below).

This lightweight installation method significantly reduces environmental impact when compared with conventional continuous concrete foundations.

A full Tree Protection Plan has been submitted



Tree root protection area

Crane Garden Buildings Sustainability Statement

Crane Garden Buildings has been dedicated to supporting the environment and the local community since its inception in 1974. Our buildings have always been built to the highest quality with longevity in mind. Our skilled craftsmen make our buildings from the framing to the individually made doors.

The Crane family's dedication to the environment and the community doesn't end with our buildings, it's engrained in the way we do business. We pride ourselves on being transparent as we continually work towards a greener and more sustainable future.

Our Materials

We have been carefully selecting high quality, certified timber for 50 years. We have developed a strong partnership with a timber mill in the North of Sweden where Scandinavian Redwood is slowly grown for more than 130 years. To gain certification we submit to Soil Association audits for Chain of Custody to ensure the timber is traceable, and grown in forests that are managed sustainably. Our timber mill will also be subject to the same audit to qualify for the certification.

We also only use water-based paints with Trace, Minimal, or Low VOC (Volatile Organic Compounds). VOC is what causes the strong smell emitted from oil and solvent based paints as they dry. Our own Crane Exterior paint system as well as our supplier, Farrow & Ball, comply with our VOC requirements and do not test the paints on animals.

Waste

90% of all our waste is clean, untreated off-cuts of the timber we use to make our buildings. Most of this waste material is chipped up and fed into our state-of-the-art boiler which heats our workshop and offices for our employees through the winter months. However, some of this waste timber we use inventively to create new things like for instance, keyrings or we allow our local Men's Shed charity from Swaffham to periodically take waste timber for their projects. We are continually looking at ways to repurpose the high-quality timber off-cuts from our buildings. This means that only 3% of our waste is landfilled.

Renewable Energy

We had 80 solar panels installed on our factory roof in 2019, the energy we collect powers our entire workshop and office throughout the year.

People

We promise to commit to a better future for our environment, our employees, and the wider community. We have two employee-led groups committed to helping us keep that promise, our Sustainability Team, and the Citizenship Committee.

Our Sustainability Team has the task of developing new initiatives that will help us keep our promise to the environment. Their first major project is to create a new wilderness haven on our Narford headquarters site. Working with the local RSPCA this will incorporate key habitats for wildlife as well as a bird of prey release box that they will be able to use for releasing rehabilitated birds back into the wild. Working alongside the

Citizenship Committee the garden will include a walkway that aims to improve our employee's wellbeing in the workplace by giving them somewhere to exercise and take a break from their desks.

Our Citizenship Team focuses more on how we can give back to our employees and the wider community. James and Nick Crane have pledged 1% of turnover to charities or charitable causes each year. Our Citizenship Committee determine the allocation of this 1%. Since the formation of the Committee in 2022, the company has donated to Care for the Carers, The East Anglian Air Ambulance, The RSPCA in East Winch, Yorkshire Aid Convoy and the Swaffham Town Youth FC. We also use this money to fund in-house quality of life improvements, such as a nature walk at our HQ, bird feeders at our show sites, staff activity days and paid volunteering days.

Conclusion

The proposed shepherd's hut is a modest, well-designed ancillary garden building that is entirely appropriate within the residential curtilage of 1 Appleton Way.

Its use as a private home office will not alter the residential character of the property or generate impacts on neighbouring occupiers. The building has been carefully designed using traditional materials and colours that complement the garden setting, while the proposed installation method minimises impacts on trees, drainage and the surrounding environment.

For these reasons, the proposal complies with the relevant principles of national and local planning policy and it is respectfully requested that planning permission be granted.