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CHARTERED TOWN PLANNERS

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PLANNING STATEMENT

PROPOSED DEVELOPMENT:-

RETROSPECTIVE HOUSEHOLDER PLANNING APPLICATION TO RETAIN EXISTING TEMPERATURE CONTROLLED STORE, GARAGE, FRONT GATE, PLANTING AND MEANS OF ENCLOSURE.

SITE LOCATION:-

WHITE HORSE FARM, WHITE HORSE LANE, FINCHAMPSTEAD RG40 4LY

PLANS AND DOCUMENTS:-

AJT/01 1:1250 @ A4 Location Plan.

AJT/01A Location Plan – Whole Site and Named Roads.

01 1:200 @ A3 Approved and As Built Site Plan.

02 1:200 @ A3 Approved and As Built Roof Plan.

03 1:100 @ A3 Approved and As Built Elevations.

CIL Documentation.

1.00 BACKGROUND AND OVERVIEW

1.01

Planning permission for the existing building was granted on appeal by Inspector Shapland on 27th August 2020 under PINS Ref:- 3245882. the external envelope and footprint of the building are exactly as approved. However there are a number of minor variations that require retrospective approval.

1.02

For the avoidance of doubt the submitted plans show a comparison between the scheme approved on appeal and the 'as built' scheme for which planning permission is sought. It should be noted that the extensive structural damage caused by the Councils diseased Oak falling on the building (see photo 4.) led to the decision to enclose the garage and repair the building with more attractive materials.

2.00 AMENDMENTS TO THE APPROVED SCHEME INCLUDE:-

- 1) Addition of an electrically operated timber front gate 2.1m high with brick piers either side set back from the highway edge by 6m.
- 2) Revised landscaping scheme and means of enclosure.
- 3) Addition of an AC unit at ground level screened by a 0.85m high timber enclosure.
- 4) Conversion of garage to temperature controlled store.
- 5) Cosmetic changes to external cladding.
- 6) Minor changes to external door surrounds.

4.00 PHOTOGRAPHS OF THE 'AS BUILT' SCHEME (11/08/2026).



PHOTO 1. Front gate and piers on the left. New planting and timber fence centre, amended cladding on end elevation of approved building.



PHOTO 2. Amended principal elevation showing enclosure of garage, addition of window and change to door surround by addition of glazing.



PHOTO 3. Streetscene showing front driveway with timber gate retracted. The screened ground-level AC unit is just visible right of centre against the projecting neighbours fence.



PHOTO 4. For comparison – streetscene prior to improvements. The Council removed the fallen infected Oak some years ago.

The conversion of the single garage has no effect on the free flow and safety of traffic on the local network since there is already an overprovision of on-site parking. In addition since garages do not count as parking spaces there is no net loss of parking.