

**11, Mayflower Meadow
Spencers Wood,
Wokingham,
RG7 1YD**

Planning Statement

The Site

11, Mayflower Meadow is a traditionally built detached house forming part of a larger development recently constructed by Taylor Wimpey Homes.

The applicant has recently purchased some additional 'amenity' land to enlarge the curtilage and has constructed an outbuilding which requires retrospective approval.

The Proposed development

This application seeks planning permission for a single storey side extension and retrospective permission for a timber outbuilding. It also seeks permission for the change of use of 'amenity' land into the residential curtilage of No. 11, Mayflower Meadow. The amenity land was previously owned by a management company. The applicant purchased the land as it was not being maintained and does not provide access to any other site and is 'land-locked' by timber fencing.

Design

The extension will be constructed in brickwork with roof tiles all to match the host dwelling and will provide additional storage and home workshop facilities.

The shed is an interlocking log cabin constructed on a concrete base with a flat roof.



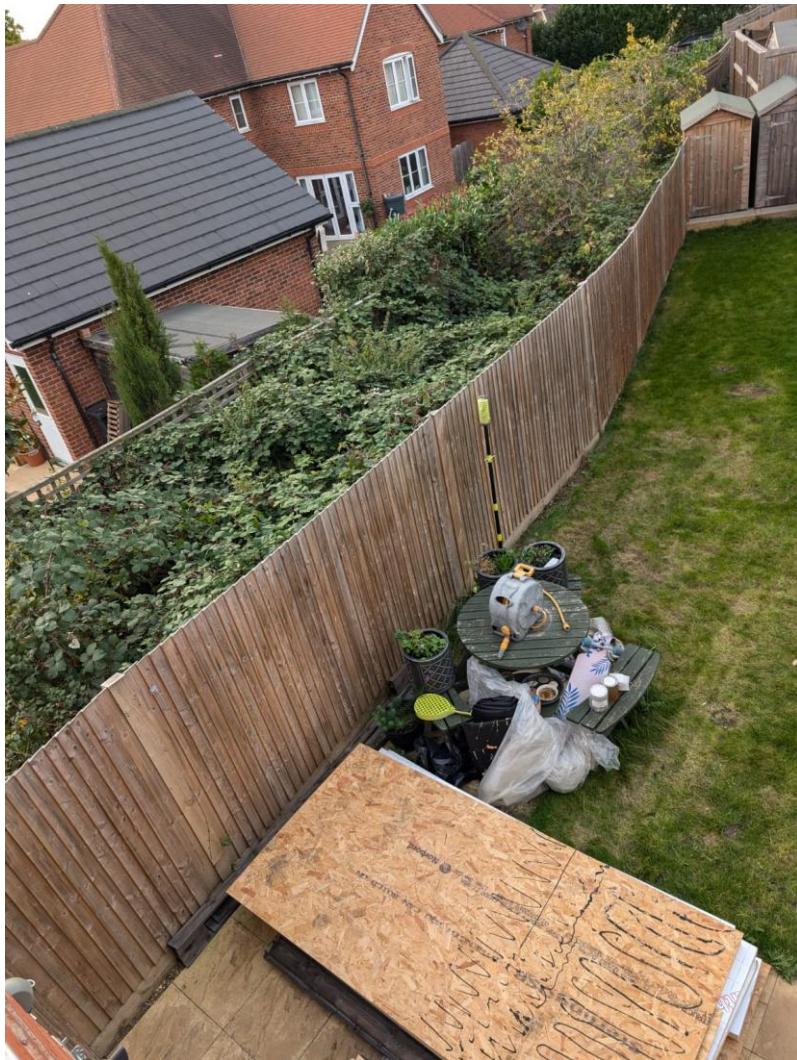
Recently constructed timber outbuilding

Landscaping

The current 'overgrown' strip of land between the two fences has never been maintained and is, in fact, inaccessible.

It is proposed that this land will become part of the residential curtilage. New planting will be provided in front of the remaining boundary fence as shown on the Proposed Plans (drg. No. 04).

There will be no additional hard landscaping.



Existing un-maintained (and inaccessible) vegetation

Suds/Stormwater Drainage

The proposed extension has a roof area of 46.6 sq.m. A soakaway of 1 cu.m is suitable for 50 sq.m of roof area. It is therefore proposed to construct a soakaway containing 5 No. standard crates of 0.2 cu.m size. Soakaway is to be constructed min. 5m from any building.

Ecology

Bats: The area of proposed building work does not fall within an area which will require a bat survey. However, to avoid any possibility of disturbance to bats, the design does not interfere with any vertical tile hanging as shown on the proposed West Elevation.



Bat Roost Habitat map

Great Crested Newts:

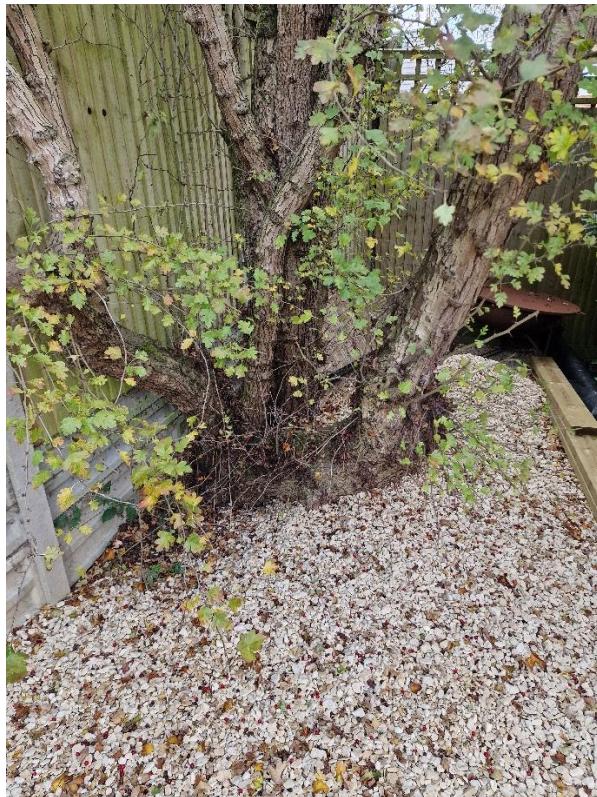
The map on the Natural England Website has not been updated to show Mayflower Meadow. It appears that the site is in the 'amber' zone, which probably is based on the ecology of the site prior to being developed.

Due to the small size and position of the extension, it is concluded that the risk to great crested newts from the proposal is very low. Although nearby hedgerows that bound the site could serve as terrestrial habitat for amphibians and reptiles, these are to remain unaffected by the development works.

Natural England state that 'licensable activities should ideally be designed out of developments...with careful planning of the development combined with simple precautionary measures. Given the small scale of this development, impacts should be able to be avoided in this manner thus negating the need for a licence.

Trees

There is one mature tree in the South-Western corner of the site, not including recently planted saplings and this is an old multi-bole Hawthorn. This tree is not actually shown on the approved landscaping scheme for the housing development.



Existing Hawthorn Tree

National and Local Policies

The site does not fall within a special character area, the greenbelt, or a site of Urban Landscape Value.

Planning History

The site forms part of a housing development approved under planning application reference no. L171737.

Appendices

The curtilage of No. 11, Mayflower Meadow is shown on Appendix 1

The additional land purchased by the Applicant is shown on Appendix 2. This is the land which is subject to the 'Change of Use' requested in this application.

The original landscaping scheme (from application ref: L171737 is shown on Appendix 3.

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Rev	Date	Drawn	Checked
P	14/06/21	8.0	

PRELIMINARY ISSUE



PLOT CONVEYANCE PLAN

1:500 0 5 10 20 35 50.M.
@ A4

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Appendix 1

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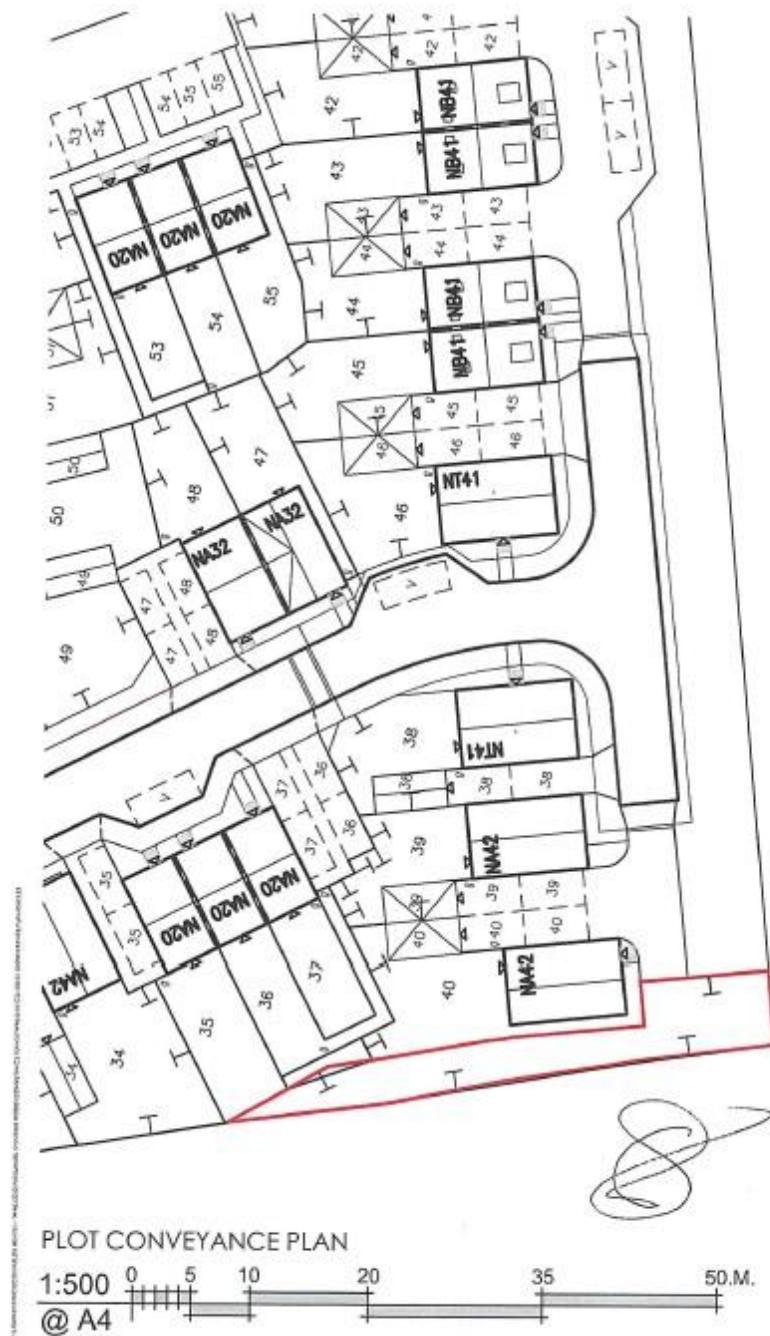
Plan 1

Project:
PARKLANDS
BASINGSTOKE ROAD
SPENCERS WOOD

Drawing Title:
OM PLOT 40
CONVEYANCING LAYOUT
PARKLANDS

Taylor
Wimpey

carlton
design partnership
1000 Highgate, 10th Floor, Alwy, London NW1 2AU
020 8611 8844 www.carltondesignpartnership.com
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Org No: 304951CON/01/48 Rev. P



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Rev Date Drawn Checked

P 10/10/23 R2
DRAWING ADAPTED FROM DRAWING NO.
30495/CON/01.40, FOR ADDITIONAL LAND.
CLIENTS COMMENTS DATED 10/10/23 A0080

Legend

- Plot Boundary.
- Shared Access Ways
- Plot Boundary Responsibility
- V Visitors Parking Space

Project:
PARKLANDS
BASINGSTOKE ROAD
SPENCERS WOOD
Drawing Title:
OM PLOT 40 (ADDITIONAL LAND)
CONVEYANCING LAYOUT
PARKLANDS

**Taylor
Wimpey**

carlton
design partnership
Savent House, 22a Castle Way, Basingstoke, RG24 3XW
023 8011 0864 www.carltondesignpartnership.com
AS AS SHOWN
Dig No: 30495/CON/01.40.A Rev: P

Taylor Wimpey Soft Landscape



Mix 5
Sassafras
Sarcococca humilis
Skimmia x confusa 'Kew Green'
Weigela florida 'Yolanda Purpurea'
 (W) 20-30cm 2, Ø4/m²
 (H) 20-30cm 2L Ø4/m²
 (M) 30-40cm 5L Ø3/m²
 (F) 40-60cm Ø3/m²



Appendix 3