

PLANNING STATEMENT

Outbuilding for Temporary On-Site Accommodation During Reconstruction of Main Dwelling,
Thereafter Ancillary Accommodation

Site: Silver Birches, Heath Ride, Sindlesham, Wokingham, RG40 3QJ

Applicant: Jinder Singh Rahi

Date: 07 January 2026

1. Introduction

This Planning Statement accompanies an application to use the single-storey outbuilding within the residential curtilage of Silver Birches (as inspected and agreed as Class E building with WBC). The outbuilding is proposed to provide (i) temporary on-site living accommodation for the occupants of the main dwelling during demolition and reconstruction works, and (ii) ancillary accommodation to the main dwelling thereafter (for example, short-stay guest/family accommodation and domestic ancillary use). At all times the outbuilding is intended to remain within the same planning unit as the main dwelling and not to operate as a separate dwellinghouse.

2. Proposal and submitted plans

The outbuilding footprint and internal arrangement are shown on Drawing 9377-103 Rev 6 (Plans – Outbuilding). The outbuilding comprises living/dining space, kitchen, three bedrooms, bathrooms and an art studio space. The plan notes a Gross Internal Area (GIA) of 135.7 m² and an overall footprint of approximately 10,340 mm x 14,165 mm.

2.1 Drawing register

Drawing No.	Revision	Title	Scale	Issue Date
9377-103	6	Plans – Outbuilding (Ground Floor & Roof Plan)	1:100@A3	16/05/2025
9377-100	7	Elevations – Outbuilding	1:100@A3	07/07/2025
9377-116	7	Proposed Block & Location – Outbuilding	1:1250, 1:500 @A1	07/07/2025

3. Site and surroundings

The site comprises a single residential plot at Silver Birches, accessed from Heath Ride. The proposed outbuilding is sited within the established residential curtilage, as shown on Drawing 9377-116.

4. Need for temporary on-site accommodation

The main dwelling is intended to be demolished and reconstructed. During the works the dwelling will not be capable of safe occupation. Temporary accommodation within the curtilage enables the household to remain on site, assisting with practical site management and security, and avoiding the need for off-site temporary accommodation.

5. Proposed use after completion of the reconstructed dwelling

Following completion and first occupation of the reconstructed dwelling, the outbuilding will be used only as accommodation ancillary to the main dwelling. This will include short-stay accommodation for visiting family members or children of the residents and domestic ancillary activities associated with the household. It will not be occupied as an independent dwellinghouse.

6. Planning considerations

The principal planning considerations are: (i) the acceptability of the outbuilding in terms of scale, siting and appearance within the curtilage; (ii) impact on neighbouring amenity; and (iii) ensuring the proposal does not result in an independent residential unit.

7. Design, scale and impact

7.1 Scale and form

The outbuilding is single-storey and domestic in character. The associated elevations (Drawing 9377-100) indicate a modest overall height and a simple roof form, appropriate for a garden outbuilding which complies with Class E of the GDO.

8. Ensuring the outbuilding does not become a separate dwelling

The applicant recognises that temporary living accommodation and retained ancillary accommodation can raise concerns regarding the creation of a separate planning unit. Accordingly, the applicant offers clear controls (via planning condition) to ensure the outbuilding remains tied to the main dwelling and cannot be occupied independently.

9. Applicant-offered planning conditions

The applicant respectfully requests that any permission is granted subject to conditions (or similar wording) to secure the following:

- Temporary residential occupation only during demolition and reconstruction of the main dwelling, and only by the occupants of Silver Birches.
- The temporary occupation shall cease on the earlier of (i) first occupation of the reconstructed dwelling or (ii) 24 months from first occupation of the outbuilding (or another period the LPA considers appropriate).
- Following cessation of the temporary occupation, the outbuilding shall be used only for purposes ancillary/incidental to the enjoyment of the main dwelling and shall not be occupied as a separate dwellinghouse.
- The outbuilding shall not be sold, leased, rented, or otherwise disposed of separately from the main dwelling, including any form of holiday letting.
- No separate curtilage subdivision, separate access arrangements, or separate postal address shall be created for the outbuilding.

10. Conclusion

The proposal provides a practical temporary solution during the reconstruction of the main dwelling and a lawful longer-term ancillary facility, without creating a separate dwellinghouse. The outbuilding is domestic in scale and sited within the existing residential curtilage. With the applicant-offered conditions, the temporary use can be permitted while ensuring it remains ancillary to the main dwelling for its continued use.



Chris Keen MRICS MCABE