



ET Planning

Planning Statement

Client:

Carole Husbands

28 Tennyson Road

Woodley, RG5 3RH

Retrospective re-levelling of land to the rear garden

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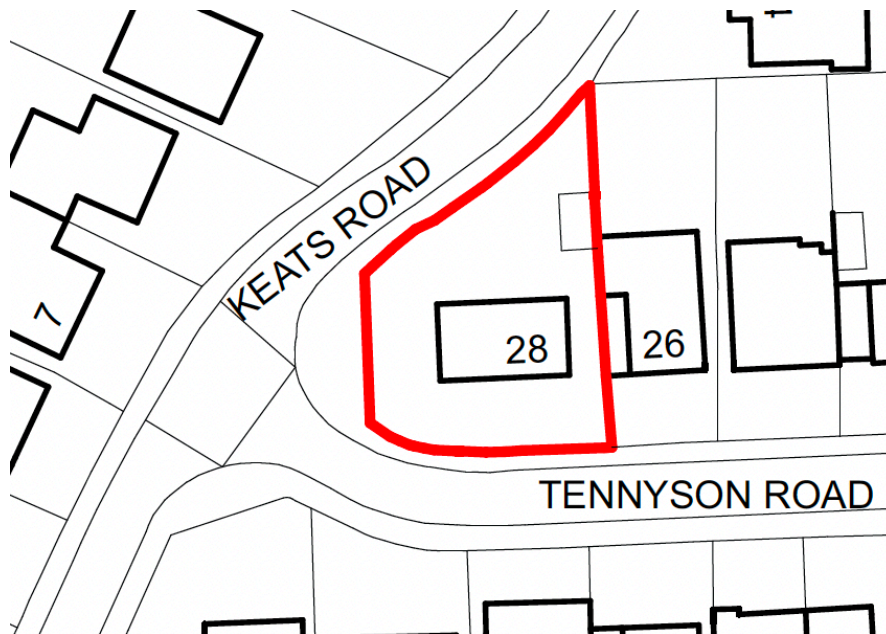
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1. Introduction

- 1.1 This statement is produced to support a planning application for the retrospective re-levelling of land to the rear garden of 28 Tennyson Road, Woodley, RG5 3RH.
- 1.2 This application follows from correspondence with Wokingham Borough Council, letter dated 11th November entitled 'Breach of planning control: Unauthorised Landscaping, Fencing and Wall'. This application considers the engineering operation aspect associated with landscaping and comprises the second of two applications.
- 1.3 This planning 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. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.4 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 documents prepared by Hives Architects:
 - 1:1250 Site Location Plan
 - 1:200 Block Plan
 - 1:100 Existing Site Section
 - 1:100 Pre-existing indicative site section
- 1.5 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The site comprises a two storey detached dwelling at the junction between Tennyson Road and Keats Road and falls within the major development location of Wokingham as defined by the Core Strategy. The site is screened to the north by mature tree planting.
- 2.2 Tennyson Road comprises a suburban residential street consisting of a mixture of 1960s and 1970s both attached and detached of varying designs. Dwellings benefit from driveway parking and front gardens with several properties having been extended over time.



3. Planning History

- 3.1 Application Ref: 250541 householder application for the proposed erection of a replacement fence (retrospective). Awaiting determination.
- 3.2 Application Ref: 232765 for a certificate of lawfulness for the proposed erection of a single storey rear extension. Application withdrawn 15/01/2024.
- 3.3 Application Ref: 240417 for a part retrospective application for a certificate of lawfulness for the proposed single storey rear extension. Approved 24/04/2024.
- 3.4 Application Ref: 38118 for the erection of fence to enclose garden. Granted 02/09/1991.

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).
- 4.2 The application seeks retrospective planning permission for the re-levelling of the rear garden to allow for the laying of a paved patio at 28 Tennyson Road.

4.3 Site section plans as shown below demonstrate the levelling of rear garden following engineering operations.

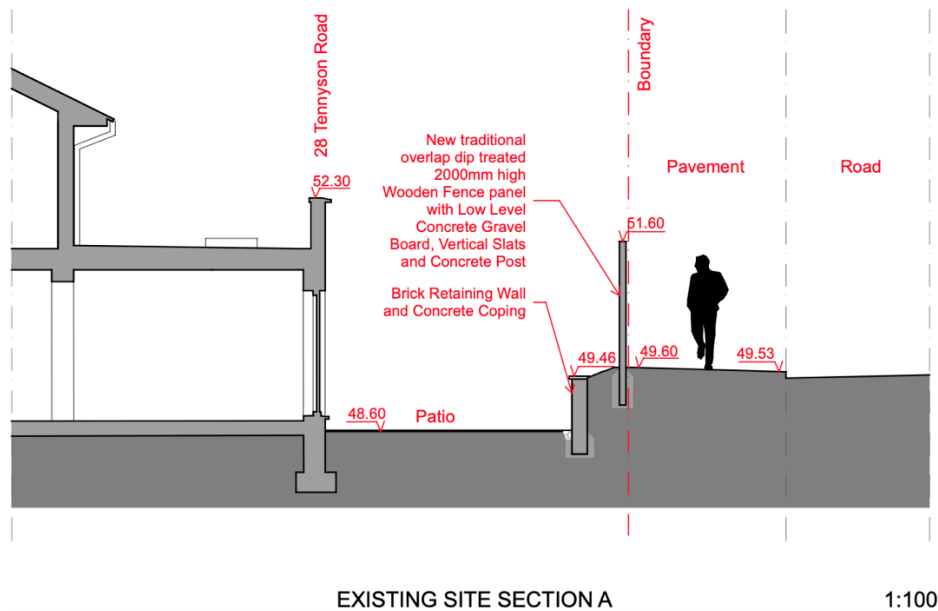


Figure 1 – Site sections of the rear garden

5. Policy Assessment

5.1 **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.

5.2 Wokingham Borough Council Local Plan provides a local policy framework for the Borough against which applications are assessed. In this instance, the Development Plan consists of the following documents:

- Wokingham Borough Core Strategy (adopted January 2010)
- Wokingham Borough Managing Development Delivery Document (adopted February 2014) (MDD)

- 5.3 The Council has produced a Local Plan Update (LPU) (2020). As this plan has not been submitted for examination it can only be given limited weight as a material consideration.
- 5.4 The Borough Wide Design Guide SPD (adopted May 2012) is also a material consideration.
- 5.5 This application seeks for the retrospective changing of ground levels to allow for hard landscaping to the rear garden following receipt of a letter dated 11th November 2024 with reference to '*an engineering operation to change ground levels for hard landscaping in the rear garden.*'
- 5.6 Following the grant of planning permission on site for the erection of a single storey side extension (approved under application ref: 240417) land was excavated to allow for building works, at the same time further land was excavated for the patio area to allow for hard landscaping in the rear garden as shown below in Figure 2.



Figure 2 – Image showing hard landscaping to the rear garden

- 5.7 The development is confined to the rear garden of 28 Tennyson Road within the defined settlement boundary, as such the proposal is found to be acceptable in principle.
- 5.8 **Character and Appearance of the Area:** Tennyson Road comprises a residential road within the Major Development Location of Wokingham consisting of a mixture of detached and semi-detached dwellings with gardens bound by fences.
- 5.9 Whereby the developed has resulted in the lowering of land levels within private space, the proposal is not considered to have resulted in any changes to the established character of the area.
- 5.10 Policy CP3 of the Wokingham Borough Core Strategy states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. The policy goes on to state that planning permission will be granted for proposals that provide a functional, accessible, safe and secure scheme as well as ones which use the full potential of the site.
- 5.11 The proposal results in the creation of functional and accessible space to be used as a rear garden for the applicants enjoyment and is not found to have any detrimental impacts upon the wider street scene, with development impacts being highly localised. Furthermore, existing planting provision continues to exist at the northernmost point of the garden.
- 5.12 **Residential Amenity:** The re-levelling of the rear garden will result in the most efficient use of space for the applicant's enjoyment and increases accessibility to the C3 amenity space for the occupiers of

28 Tennyson Road. The proposal is not found to have any impacts upon neighbouring residential amenity.

5.13 **Transport and Parking:** The proposal is confined to the rear garden space of 28 Tennyson Road and as such is not found to have any impacts upon the existing parking and access arrangements across the site.

5.14 **Drainage and SuDS:** The site is in Flood Zone 1 and as such is at the lowest risk of flooding, the proposal is not considered to have an adverse impacts upon flooding.

6. Conclusion

6.1 This statement has demonstrated that the proposed development is acceptable in principle and would not have detrimental impacts upon the wider character of the area, whilst enhancing amenity prospects for existing and future occupants at 28 Tennyson Road.

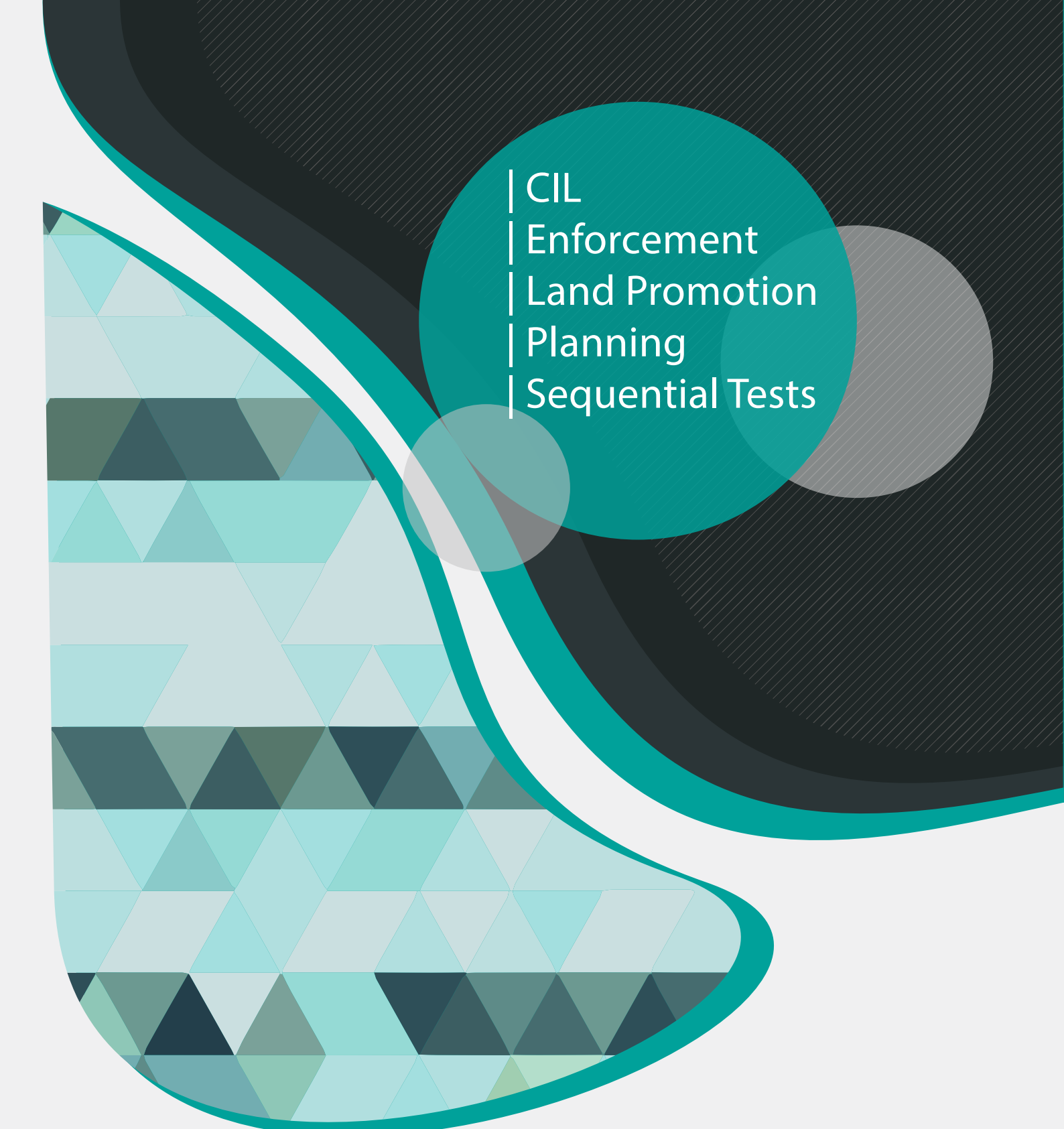
6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would result in an enhancement to the useable space to the rear garden of 28 Tennyson Road without adverse effect on the character of the area or the amenity of neighbouring residents.

6.3 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.

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