

Lionel Gregory Architects

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Proposed Alterations

At

Maxon House
Hogwood Lane, Finchampstead, RG40 4QW

Project Reference: 5295

PLANNING STATEMENT, ATOMIC WEAPONS ESTABLISHMENT(AWE) IMPACT ASSESMENT, INFRASTRUCTURE DELIVERY PLAN, SURFACE WATER DRAINAGE STRATEGY, LAND CONTAMINATION ASSESMENT, COMMUNITY INVOLVEMENT STATEMENT & GREAT CRESTED NEWT STATEMENT

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1. INTRODUCTION

The existing building at Hogwood Lane, Finchampstead for Maxon Group is a brick and corrugated cladding building in need for expansion. The site is situated in Hogwood Industrial Estate south of Wokingham.



Main Building Front Entrance

The application is seeking planning permission to extend the main existing building to the side to expand the staff room for Maxon Group.

2. SITE

The site is accessed from Park lane from the north and the B3430 from the east, there is also a direct connection to the A327 to the west via Nine Mile Ride Ext road. Access onto the site for both vehicles and pedestrians is directly off Hogwood Lane. The site is within Howwood Industrial Estate on its north-eastern edge.

The primary use at the existing building is offices with a small production area to the side of the building.

3. PLANNING HISTORY

In 2002 an application to 'erect two flag poles with flags, a freestanding monolith sign and two aluminium folded box signs' was granted and implemented (021675).

In 2020 an application for 'advertisement consent for 1No illuminated fascia sign 3m from the ground fixed to the building a permanent illuminated sign 'maxon' on the front of the maxon building' was granted and implemented (193279).

4. PLANNING POLICIES

The site is located within the Hogwood Industrial Estate, Finchampstead Core Employment Area which has principally Industrial / Offices uses.

The importance of the Hogwood Industrial Estate is considered in the Proposed Wokingham Local Plan 2023-2040 and it states on Policy ER1 item 2 that: 'Development proposals for business, industry or warehousing will be supported in principle at Core Employment Areas, as defined on the policies map'. It also encourages the expansion of employment uses on Policy ER1 item 4: 'Expansion and intensification of employment uses within Core Employment Areas will be supported where it is appropriate to the character of the local area'.

5. PROPOSAL

The existing building is presently used as offices and the staff room is currently reaching its maximum capacity and require an expansion.

The proposal will involve a side extension where the staff room is presently located and extend it to the south to expand its current use. The new extension will match the existing brickwork and steel profiled fascias for the elevations and felt roof for roof finishes to respond and integrate to the existing building finishes.

6. ATOMIC WEAPONS ESTABLISHMENT(AWE) IMPACT ASSESMENT

The site is 9.4km from the Nuclear Plant and within the AWE 12km zone, however the proposal is so limited in nature, being a small extension to an existing building that it will not have any significant impact on the plant.

7. INFRASTRUCTURE DELIVERY PLAN

The Site is within a Strategic Development Location, however the proposal is so limited in nature, being a small extension to an existing building that it will not have any significant impact on the wider Infrastructure.

8. SURFACE WATER DRAINAGE STRATEGY

The proposal is a small extension to the side of the existing building and it will not have any significant impact on the current drainage network. A more detailed surface water drainage scheme will be incorporated during the detailed design process in accordance with building regulations. Subject to detailed design and site investigations, the new patio will be made in permeable construction as well as the use of soakaways for disposing of rainwater from the roof unless site conditions make this impossible.

9. LAND CONTAMINATION ASSESMENT

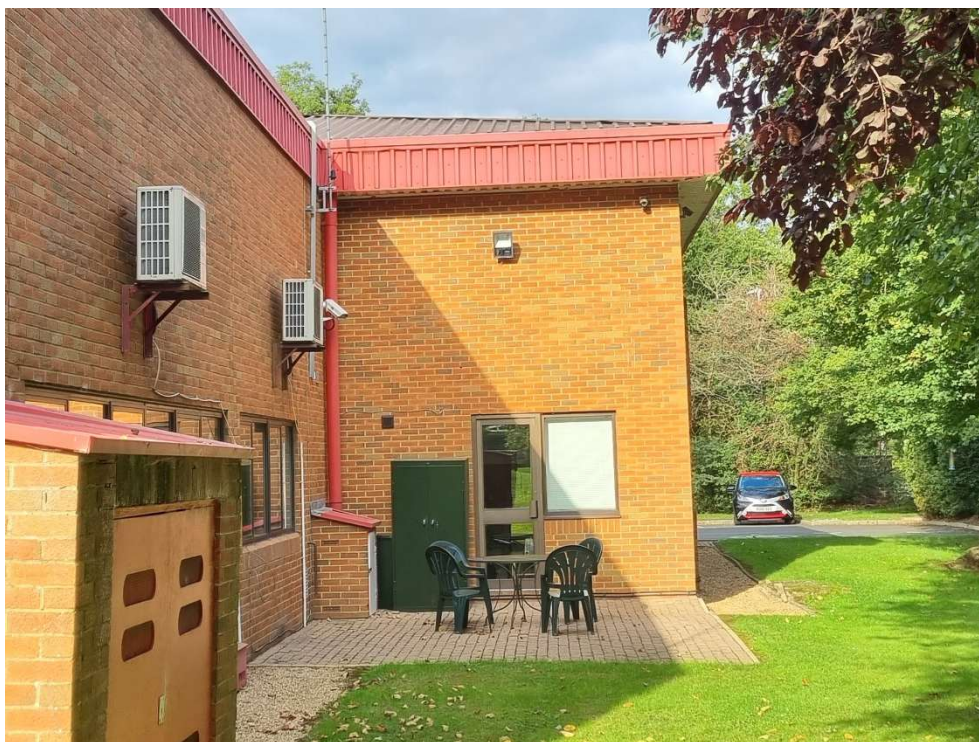
The Site is within a potentially contaminated land zone, however it is a small extension to an existing building and the risks of contamination are very low.

10. COMMUNITY INVOLVEMENT STATEMENT

The proposal is a small extension to the side of the existing building and it will not have any significant impact on the neighbouring properties as the extension is located on the eastern side of the building facing a parkland area.

11. GREAT CRESTED NEWT STATEMENT

The proposal is a very small extension within an already developed commercial site on a piece of land which is already occupied with paving as per image below, and therefore does not offer any habitat which is typical of that used by great crested newts. Nevertheless, site clearance shall proceed with caution and work will cease immediately should newts be encountered and a licence sought from Natural England if necessary.



Area where proposed rear extension is located

12. SUMMARY

Law requires that planning applications should be considered with reference to the fundamental statement contained in Paragraphs 10-11 of the National Planning Policy Framework which explains that *“at the heart of the Framework is a presumption in favour of sustainable development....For decision making this means: approving development proposals that accord with an up-to-date development plan without delay”*.

We have endeavoured to demonstrate in this report that the proposals will improve the operations for an important local business. Accordingly, we believe that there exists no material reason, policy based or otherwise, for the proposal to be refused consent and we sincerely hope it can be supported by the Local Authority.