



ET Planning

Planning, Design and Access Statement

Client:

Jim Townsend and Company

1 Diamond Villas,

Hurst, RG10 0DG

Erection of a part two, part single storey rear extension and the erection of a two storey side extension.

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1. Introduction

- 1.1 This statement is produced to support a planning application for the erection of a part two, part single storey rear extension and the erection of a two storey side extension.
- 1.2 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.
- 1.3 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 Bonney Architecture and Survey Solutions:
- Site Location Plan
 - Site Plan
 - Existing Floor Plans and Elevations
 - Proposed Floor Plans and Elevations
 - Topographical Survey
- 1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The site is semi-detached property located within the defined settlement of Hurst, Wokingham.
- 2.2 The application site is located to the north of Broadwater Lane (the A321) near the junction with Tape Lane in the village of Hurst.
- 2.3 The area is mainly residential, with a rural character surrounding. The building on site, known as Diamond Villas, is a 19th century two storey row of terraces built of a uniform red/orange coloured brick with slate roof.
- 2.4 The side of the plot is currently used for parking and access to the rear garden of no. 1 Diamond Villas.

3. Planning History

- 3.1 211871 - Full application for the proposed erection of 1 no. end of terrace dwelling, plus the erection of a single storey rear extension following demolition of existing lean-to and loft conversion to create habitable accommodation to existing dwelling - Refused - 11.07.21

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 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.3 **Use and Amount:** The proposed use is for the erection of extensions to the existing residential property.
- 4.4 **Layout and Scale:** The extensions are part single storey part two storey and are located to the side and rear of the property.
- 4.5 **Landscaping:** The site will utilise existing landscaping features. Further landscaping measures can be secured by condition in the event of a grant of planning permission.
- 4.6 **Appearance:** The extensions utilise sympathetic materials to the surrounding area and draw on design cues from the existing property including the roof design of the two storey element. The single storey rear extension element of the proposal utilises a flat roof design with a skylight.
- 4.7 **Access & Parking:** 2 no. car parking spaces are provided for three bedrooms.

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 38 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”. Paragraph 123 of the NPPF comments that planning should “make effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.
- 5.3 Paragraph 131 identifies that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”, whilst paragraph 139 states that significant weight should be given to “outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”
- 5.4 The National Design Guide builds on the above, and clarifies that “well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development

reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use” (para 109).

5.5 **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. The National Planning Policy Framework (NPPF) is a material planning consideration in all planning applications. In this instance, the relevant development plan documents are:

- Adopted Managing Development Delivery (2014) (**MDD**)
- Adopted Core Strategy (2010) (**CS**)

5.6 MDD Policy CC01 and CC02 are of relevance to the proposal. The former states that planning applications that accord with the policies in the development plan will be approved without delay unless material considerations indicate otherwise. The latter relates to the defined settlement boundaries.

5.7 Linked to this, CS Policy CP9 is of relevance and relates to the scale of development proposals needing to relate to the environment in which they are located. The site is located within the defined settlement of Hurst which is outlined in the policy as a limited development location. Due to this, the principle of new residential development (including extensions) is acceptable subject to accordance with other policies in the plan.

5.8 For these reasons, the principle of development is considered acceptable.

- 5.9 **Sustainable Development:** NPPF Paragraph 8.a) outlines the economic objectives of the planning system. The applicant intends to utilise local construction firms in order to bring forward the development. Given the precarious economic situation the UK is currently facing and the importance of construction to wider GDP, it is important for construction firms to have sufficient pre-scheduled work in order overcome the difficult economic headwinds and lay the foundations for success when economic difficulties subside.
- 5.10 Paragraph 8.b) outlines the social objectives of the planning system. This outlines the need to support well-being amongst current and future individuals. The proposed extensions will create high quality living space, improving the currently constrained level of floorspace provided to the dwelling, and thereby improving the property as a family dwelling.
- 5.11 Paragraph 8.c) outlines the environmental objectives of the planning system. This outlines the need to make effective use of land and helping the transition to a low carbon economy. Both elements of the proposal will utilise an existing plot that is already in residential use within a defined settlement. The proposed extensions will be made from high quality building materials, reducing the need to burn increasing amounts of fossil fuels for household activities such as central heating.
- 5.12 **Character and Appearance of the Area:** It is noted that the site is located within an Area of Special Character. Consideration of the proposal in policy terms around this is twofold. This relates to CS Policy CP3 and MDD Policy TB25.
- 5.13 The former states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character of the area in which it is located and must be of high quality

design without detriment to the amenities of adjoining land uses and occupiers.

5.14 The latter states that planning permission will only be granted for proposals to, or affecting, Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting. The proposed extensions have been designed to accord with special character of the area, allowing the development to be read over time. To ensure that the primary features of the main dwelling are not undermined, the proposed two storey extension element is set back and down from the lines of ridge lines to ensure the development is subservient to the existing building.

5.15 The Borough Design Guide (BDG) outlines a number of key principles for the design of new development which includes:

- R1 - requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.
- R2 - requires development to respond to context, including orientation and relating to neighbours
- R7 - requires a consistent building line relative to existing buildings
- R9 - limits height in relation to the prevailing heights in the immediate area
- R11 - requires a coherent street character, including in terms of scale, rhythm, proportion and height

- P2 - ensures that parking is provided in a manner that is compatible with the local character

5.16 The officer raised a number of concerns about the previous application on site (albeit this was for a new dwelling). The proposed application has been designed in response to this. It is considered that the proposed development accords with these overarching principles and is therefore acceptable in character of the area terms.

5.17 It is important to consider national policy also when looking at character of the area. NPPF Paragraph 131 states that the creation of high quality, beautiful and well designed proposals is a key aspect of what the development should seek to achieve.

5.18 NPPF Paragraph 135 states that planning policies and decisions should ensure that developments and outlines a number of tests which will be outlined further below.

5.19 135.a) states that development will be required to function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. The proposed development is considered to accord with this for the reasons discussed above.

5.20 135.b) states that development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Further to this, 135.c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). Reflecting on these, the proposed extensions are considered to be high quality extensions to an existing dwelling.

5.21 The requirement to ensure that the proposed development accords with the existing design language is of increased importance due to

the site's location within an Area of Special Character. The proposed extensions have been designed to assimilate in with these existing special qualities and as such, are considered to meet the requirements of this policy.

- 5.22 135.d) seeks to establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- 5.23 As noted above, this is a key consideration due to the site's location within the Area of Special Character. Sense of place means different things to different people at different times and as has been discussed elsewhere, this proposal seeks to assimilate in with the existing design vernacular so that the story of the site (between existing and proposed as well as the wider area) can be clearly articulated. The proposed extension is considered to add further quality a non-designated heritage asset in this regard.
- 5.24 **Listed Buildings (Setting and Fabric):** There are two considerations from a heritage point of view. Firstly, the site is considered to represent a non-designated heritage asset. Secondly the site is in close proximity to the Grade II Listed Old Posthouse. However, taking into account the separation distance and significant screening between the Old Post Office and the existing site, which can be further enhanced by condition in the event of a grant of planning permission, the proposed extensions are not considered to impact the setting of this asset.
- 5.25 NPPF Paragraph 203 states that in determining planning applications, local planning authorities should take account of:

- A) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- B) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- C) the desirability of new development making a positive contribution to local character and distinctiveness.

5.26 NPPF Paragraph 209 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5.27 As outlined above, the proposed development is considered to have been sympathetically designed in order to respond to the special historical nature of the neighbouring property and the wider terrace of Diamond Villas.

5.28 The conclusion on the statutory test to preserve or enhance the setting of the adjacent Listed Building/non-designated heritage asset is that the proposal will result in 'less than substantial harm'.

5.29 It is in turn appropriate to consider local policy, MDD Policy TB24 is of relevance as a result. This states that the Council will conserve and seek the enhancement of designated heritage assets (including non-designated assets) and their settings by requiring works that affect the setting of heritage assets to demonstrate that they would conserve and where possible, enhance the important character/historical interest.

- 5.30 As has been discussed in detail above, the proposed development is considered to meet this test and as such, the proposal is considered acceptable heritage terms.
- 5.31 **Residential Amenity – Impact on Prospective Occupiers:** The proposal has been designed to accord with the internal space requirements of MDD Policy TB07.
- 5.32 As has been discussed elsewhere in this statement, the proposed development is considered to constitute high quality living space, allowing the prospective occupants to enjoy their home more, increasing the quality and depth of social connections.
- 5.33 **Residential Amenity – Impact on Neighbours:** Whilst the proposal does result in increased level of built form the rear and side of the property, given the end terrace nature of the development and that the subservient nature of the two storey element of the rear extension, it is not considered to harmfully impact neighbouring amenity when also having regard to the existing position, and as such, should be considered acceptable in this regard.
- 5.34 **Trees and Landscaping:** A Tree Survey and Arboricultural Impact Assessment (AIA) by Urban Tree Experts are submitted in support of this application.
- 5.35 Looking at the former firstly, this identifies the number of trees on site and their respective classifications. It goes on to identify protective measures that should be utilised to protect the retained trees during construction work.
- 5.36 The AIA concludes that there will be no direct loss of any trees as a result of the development and that only small scale pruning will be required to facilitate the proposed extensions. Mitigation measures

are detailed in the tree protection plan and can be secured by condition in the event of a grant of planning permission.

- 5.37 For these reasons, the proposed development is considered to accord with the aims of MDD Policy CC03.
- 5.38 **Transport and Parking:** 2 no. car parking spaces are provided to the front of the property which is considered acceptable in line with the Council's car parking standards for three bedrooms.
- 5.39 **Cycle Provision:** Cycle parking will be provided as per the existing situation.
- 5.40 **Refuse Provision:** Refuse provision will continue as per the existing situation.
- 5.41 **Drainage and SuDS:** The site is located in Flood Zone 1 – the lowest risk of flooding and is under 1 ha in size. As such, a Flood Risk Assessment is not considered necessary.
- 5.42 **Contamination:** The site lies in a 'potentially contaminated land' zone. If concerns are raised as part of the application, these can be dealt with via condition in the event of a grant of planning permission.
- 5.43 **Sustainability and Energy:** Paragraph 8 of the NPPF supports the transition of development to a low carbon future. The national Code for Sustainable Homes has now been abolished, however it is proposed that the development would conform to Part L of the Building Regulations which as of 2022 requires a 30% reduction than current standards. By way of contributing to the reduction in carbon, the proposal would also achieve current building construction standards with added sustainability measures through;

- A. The limitation of the amount of inherent material, structure and embodied energy through the employment of good building standards to create an excellent SAP rating;
- B. Use of locally sourced, recycled materials and labour where practicable;
- C. Maximizing the use of natural light through floor-ceiling windows;
- D. Reduced internal water consumption of 110 litres per person per day through the incorporation of water efficient sanitary fittings, including low flow toilets and water efficient taps for wash basins;
- E. Refuse, recycling and composting facilities to be provided to work with the Council's existing waste and recycling collection service;
- F. Secure cycle provision to encourage sustainable modes of transport;
- G. 'A' rated electrical appliances and energy saving light fittings;
- H. 'A' rated double glazed windows with natural cross ventilation provision;
- I. Recycling of waste construction materials where practicable;

5.44 The proposal is therefore considered to comply with sustainability objectives in this respect.

5.45 **Archaeology:** The site is not known to lie in an area of archaeological potential. If concerns are raised during the course of the planning application, these can be dealt with via condition in the event of a grant of planning permission.

- 5.46 **Ecology:** No concerns were previously raised as part of application ref. 211871 and as such the ecological implications of the scheme are a known quantity. An updated Ecological report is also submitted alongside this application.
- 5.47 The site lies within an Amber Great Crest Newt Area. A Great Crested Newt Avoidance Statement is submitted in support of this application.
- 5.48 For these reasons, the proposed development is considered acceptable in relation to **MDD Policies TB23 and CS Policy CP7**.
- 5.49 **Special Protection Area:** The site lies outside of the 7 KM Buffer Zone for the Thames Basin Heath Special Protection Area. As such, given its extension nature and being outside the buffer zone, mitigation is not considered necessary.
- 5.50 **Community Infrastructure Levy:** The relevant forms will be submitted in support of this application.

6. Conclusion

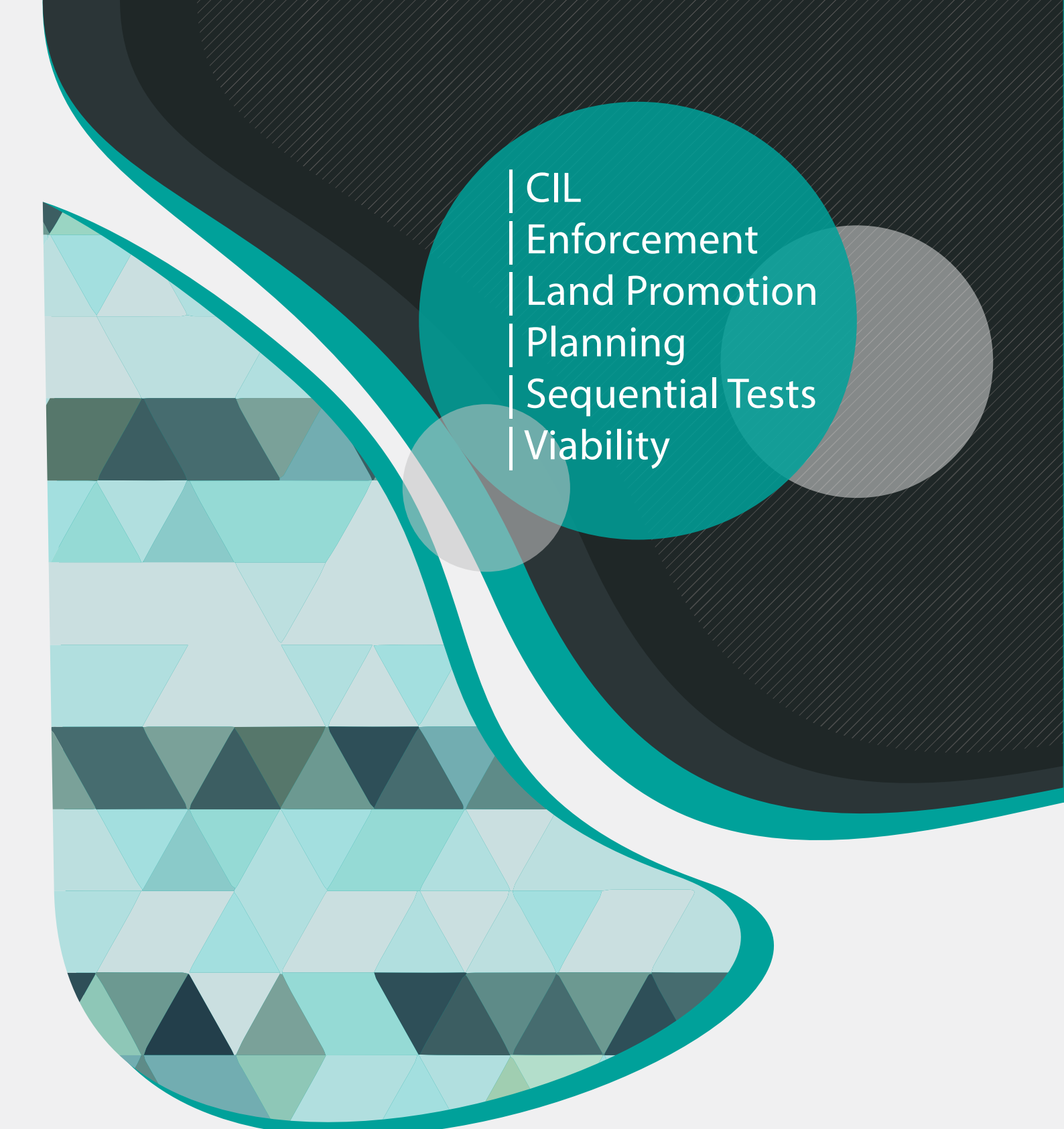
- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would constitute a high quality proposal without adverse effect on the Area of Special Character 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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