

Wokingham Borough Council
Planning Department
Sent via Planning Portal

13th September 2024

Proposed development: Garden room outbuilding to rear garden

Site: Whistley Green Farmhouse, Whistley Green, Hurst RG10 0DU

Dear Sir / Madam,

An application for planning permission is hereby submitted via the Planning Portal, for a garden room outbuilding to the rear garden.

The application for planning permission is only required due to the height exceeding 2.5 metres within 2 metres of a boundary. The proposed outbuilding would otherwise be permitted development.

The application comprises of the following documents:

- Application Form
- Cover letter / Design and Access Statement
- Location plan (Planning Portal)
- PL01 - Existing site plan
- PL02 - Proposed site plan
- Drawing set: 01C Proposed floor plan – 02C Proposed elevations - Visualisation
- CIL Form

Design and Access Statement

The site comprises a detached dwellinghouse, with a spacious sized rear garden. The site contains no listed buildings and is not located within a Conservation Area.

The proposal is for a garden room outbuilding for use as a gym and home office, which would measure 6 metres in width, 4 metres in depth, with a pitched roof height of 3.65 metres and eaves height of 2.5 metres.

The single storey building would be of contemporary design having vertical grey corrugated steel cladding to the elevations and to the pitched roof.

Fenestration is proposed in black aluminium frames. The building would be located in the corner of the rear garden, as shown on the Proposed site plan.

Director: James E Gran BA (Hons) MA MRTPI

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The sensitive size and high-quality design of the building is considered to have no adverse impact upon the character and appearance of the area.

The rear garden is of a generous size and the building would nestle well into this rear part of the garden. The location would be distant from all other dwellings to not affect their setting. Ample garden area would remain for the enjoyment of the occupiers.

In regard to any impact upon the living conditions of nearby occupiers, the closest adjacent properties are the semi-detached pair of St Merryn and Monza. With the attractive pitched roof design sloping away from the neighbouring boundary into the site and the good distance from these and other properties, the primary amenity areas and rear elevations of the neighbouring properties would be unaffected.

It is therefore considered that no harm would result from any loss of light, privacy or dominance for neighbouring occupiers.

Trees would be unaffected by the outbuilding. The installing garden room company are to use the EasyPad system, with no main foundations at all in the ground. Therefore, the health and amenity of all trees in the locality will be unaffected by the works. Access is unaffected by the proposal.

Overall, the application building is considered to be of high-quality design and materials, with a size and form suitable for the location and context of the site, causing no harm upon its surroundings.

As such, the proposal is acceptable for the grant of planning permission accordingly.

Please contact me should you require any further information.

Yours sincerely,

James Gran

Director

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