

Planning Statement

7 Heather Close RG40 4PX

Proposal: Erection of a 4.5 m × 3.0 m “Premier Diplomat” outbuilding at 7 Heather Close, Finchampstead, RG40 4PX.

1. Use

The proposed outbuilding is for ancillary domestic use only: WFH office & storage. No sleeping accommodation or business use is proposed. The use remains incidental to the enjoyment of the dwellinghouse, in line with Class E of the GPDO and Wokingham policy.

2. Material Considerations

Loss of Privacy

The outbuilding does not introduce overlooking windows toward neighbouring habitable rooms or gardens. Windows, where proposed, are at ground floor level only, and facing either into the applicant’s own garden/driveway or towards the public street. Boundary fences and the neighbour’s brick garage already provide screening. Therefore, there will be no loss of privacy to neighbours.

Loss of Light / Overshadowing

The outbuilding is single storey and less than 2.5 m in height, set adjacent to a boundary fence and the flank wall of a neighbour’s garage. Given the modest scale and siting alongside existing built form, overshadowing is negligible. No unacceptable loss of light or overshadowing will occur.

Loss of Parking

The existing garage is under 3 m internal width and does not meet Wokingham’s Parking Standards SPD for a garage to count as a space. The property will retain three off-street driveway spaces (2.5 m × 5.0 m each), which satisfies the requirement for a 4-bed dwelling. There is therefore no loss of usable parking provision.

3. Layout and Density of Building

The outbuilding is modest in footprint (13.5 m²) and occupies a small portion of the overall plot. The proposal does not exceed 50% coverage of the curtilage. The outbuilding is visually subordinate to the host dwelling in both scale and form. It will be largely hidden from public street view by the front hedge. The outbuilding maintains spaciousness between buildings and respects the suburban density of Heather Close.

4. Design and Materials

The outbuilding will use low-maintenance Thermowood cladding in a natural tone on the visible sides (front and LHS) and dark grey metal box profile cladding on the sides near the boundary (rear and RHS), with a flat/low-pitched roof under 2.5 m, ensuring unobtrusive form and longevity. Both elements are designed to be subordinate and sympathetic, avoiding harm to the character of the street scene. Landscaping and existing driveway layout are retained; soft planting can be added to soften views where needed.

5. Character and Appearance / Impact on Neighbourhood

The proposal respects the building line and rhythm of Heather Close. Although “forward” of the house, the house is away from the public street, in a corner, and the low height and discreet materials ensure the outbuilding does not visually dominate. The structure is not impactful in terms of bulk, massing or design. The works will have no adverse impact on the look and feel of the neighbourhood: they preserve openness, provide ancillary household function, and use sympathetic materials.

6. Planning Balance and Conclusion

The scheme delivers practical domestic benefits (WFH office and storage space) without adverse impacts on privacy, light, amenity, or parking provision. The scale, siting, and design are subordinate, discreet, and in keeping with local policy requirements (FNDP Policies D2 & D3, Wokingham Borough Design Guide). Any visual effect is minor and does not harm the character of the street scene or neighbours’ amenity. Accordingly, the proposal is policy-compliant and should be supported by the Local Planning Authority.