

Design & Access Statement

Erection Of an Outbuilding for A Motorhome Parking & A Leisure Room

Bismillah House, Brookers Hill, Shinfield, Reading, RG2 9BX.

Introduction

This statement has been prepared on behalf of Mrs Qudsia Rukhsar to support this application for the erection of an outbuilding which will be used as a motorhome parking & a leisure room at Bismillah House, Brookers Hill, Shinfield, Reading, RG2 9BX.

Existing Site

Site a is a detached 6-bedroom two storey dwelling. It is located along Brookers Hill and benefits a spacious plot. The site sets back from the highway and has good screening from the heavy vegetation from the street scene. The surrounding area consists of mainly detached houses and sets back from the highway.

Relevant Legislation

Section 55(1) of the Town and Country Planning act 1990 includes 'the carrying out of building, engineering, mining or other operations in, on, over or under land' within its definition of 'Development'. The construction of the outbuilding is considered to fall within this definition. The GPDO provides householders with permitted development and prior approval rights to extend their homes under Schedule 2, Part 1. Class E permits buildings etc incidental to the enjoyment of a dwellinghouse. Class F permits the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such. These shall be subject to according with the relevant criteria set out below. Section 192 of the Town and Country Planning Act 1990 and Section 10 of the Planning and Compensation Act 1991 set out that an individual can apply to the Local Planning Authority to establish whether a proposed use or operation would constitute lawful development.

Proposal

The proposal consists of erection of an outbuilding which will be used as a motorhome parking & a leisure room.

The proposed building will sit on the north of the site which will back the M4 motorway.

The space to the right-hand side of the proposed building would be used as a leisure room. There will be video games, pool table, table tennis, social area etc. The east elevation would have a veranda.

The left-hand side will be used as a motorhome parking and potentially to house a horse box which will be used seasonally. This will also allow to keep all the gardening tools, kids quads etc. The maximum height to the roof would stand at 5 meters. This will allow to have a high roller shutter as motorhome and horse boxes come in different sizes & heights.

The proposed outbuilding would be incidental to the dwellinghouse, solely for the personal enjoyment of the occupants. All activities are incidentally associated with the occupants' enjoyment of the dwelling and are within the boundaries of the existing residential curtilage. It is recognised that the size of outbuilding, as well as their specified use, can form consideration of what constitutes 'incidental'. Furthermore, the proposed building is considered of a size proportionate to its proposed incidental operation, it is not excessive or needlessly larger than what its purpose requires.

Amenity & Design

The proposed building would have no impact on amenity as it will sit quite far away from the other boundaries. This has been designed carefully to keep in with the same style as the host dwelling. The materials to be used would be of high-quality material.

Conclusion

We believe this would fall under permitted development if not for the height. Hence, we had to lodge this planning application for such.

We also believe, this application should be approved given the size of the site and the scale of the proposed building. We are happy to discuss any concerns you may have in relating to the proposal.

Kind regards,

Abdur Chowdhury
Architectural Designer & Planning Consultant
Abu Fahad Design & Build Ltd