



ET Planning

Planning Statement

Client:

Mr & Mrs Ashford

West Greylake

Part Lane, Riseley, Reading, RG7 1RU

Conversion of detached garage to form a residential annexe and erection of a single storey link extension following the demolition of the existing workshop

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Contents

1. INTRODUCTION	1
2. SITE LOCATION AND DESCRIPTION	2
3. PLANNING HISTORY	3
4. DEVELOPMENT PROPOSALS	5
5. POLICY ASSESSMENT	7
6. CONCLUSION	16

APPENDICES

Appendix 1 – Pre-application ref: 250156

Appendix 2 – Personal Circumstances Statement

1. Introduction

- 1.1 This statement is produced to support a planning application for the conversion of a detached garage to form a residential annexe and erection of a single storey link extension following the demolition of the existing workshop.
- 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:
- 1:50 Existing Ground Floor Plan
 - 1:50 Existing First Floor Plan
 - 1:100 Existing Elevation Plans
 - 1:50 Proposed Ground Floor Plan
 - 1:50 Proposed First Floor Plan
 - 1:100 Proposed Elevation Plans
 - 1:1250 Location Plan
 - 1:500 Site Plan

The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 West Grey Lake comprises a four bedroom detached chalet bungalow with detached garage. The site also comprises a small workshop, stable complex and associated forecourt, sand school and paddocks to the rear of the dwelling. To the south west of the dwelling, a large lake can be found.
- 2.2 The site is located outside of the defined settlement and as such falls within the countryside in planning policy terms.



3. Planning History

Reference	Description	Date
002712	Proposed erection of detached double garage with homeworking room over	Approved 30/06/2000
040992	Proposed single storey side extension to dwelling to form conservatory	Approved 25/08/2004
051708	Application for a certificate of existing lawful development for the use of a timber building as a dwelling (C3)	Approved 24/02/2005
051737	Outline application for the erection of one replacement dwelling, demolition of existing buildings and formation of new access	Approved 23/09/2005
061357	Proposed erection of one replacement dwelling & detached carport/garage/storage space over. Demolition of existing buildings	Approved 24/04/2006
071249	Outline application for the proposed erection of 1 detached dwelling and garage. (Means of access, layout and scale to be considered)	Refused 26/10/2007

081275	Proposed erection of single storey rear extension, plus insertion of window on rear elevation	Approved 06/10/2008
091153	Proposed erection of 1 x 4 bedroom detached dwelling plus detached garage with office above	Refused 12/08/2009
132372	Outline application for the erection of one detached dwelling (means of access, layout and scale to be considered)	Refused 10/07/2013
242081	Householder application for the proposed garage conversion to a residential annexe with the erection of a single storey link extension following the demolition of the existing workshop.	Refused 15/10/2024

This application comprises a resubmission of application ref: 242081 following receipt of pre-application ref: 250156 (Appendix 1). The scheme seeks to address previous refusal reasons through a redesign.

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 annexe is to be used to accommodate the applicant’s family. At present, the applicants live together with their daughter and son-in-law in one house. The annexe would therefore allow for both families to have their own space, whilst also being able to live together.
- 4.4 **Layout and Scale:** The proposed annexe will comprise a bathroom and open plan kitchen, dining and family room at the ground floor and a bedroom at the first floor. The layout of the annexe creates a functional link between the host dwelling and the proposal, with access to the shared rear garden.
- 4.5 **Landscaping:** The proposal will not result in any changes to the existing landscaping on site.
- 4.6 **Appearance:** The annexe has been designed to be sympathetic to the host dwelling, presenting a significantly scaled back design when compared to previously refused scheme ref: 242081. The annexe

affords ample amenity space for the future occupiers. The annexe benefits from glass elements to the rear elevation, providing maximum daylight and sunlight.

- 4.7 **Access & Parking:** The proposal does not alter existing access arrangements to the site, with a large area of hardstanding to the front of the property allowing for ample vehicle parking. Whilst the existing garage might be considered historically part of the parking allocation for the dwelling, it is not currently used for parking, and alternative parking arrangements are to be retained on site.

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 39 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 124 of the NPPF comments that planning should “promote an 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 61 confirms the Government’s objective to boost the supply of housing, and paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
- 5.4 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.”
- 5.5 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).

5.6 **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 include:

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

5.7 MDD Policy CC01 states that planning applications that accord with policies in the Development Plan for Wokingham Borough will be approved without delay unless material considerations indicate otherwise.

5.8 The site lies outside of the settlement boundary and within the countryside, as such, it should be assessed against CS Policy CP11 – Proposals outside Development Limits. Policy CP11 states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted. Exceptions to this outlined within the policy include where the development is contained within suitably located buildings which are appropriate for conversion, or in the case of residential extensions, do not result in inappropriate increases in the scale, form or footprint of the original building.

- 5.9 As the proposal has been designed to sensitively assimilate with both the host dwelling and the wider site, it is considered that the proposal does not present an inappropriate increase in scale, form or footprint when assessed against the host dwelling, further enhanced by the internal link between the existing and proposed elements. Shared usage of the patio and garden demonstrates the level of dependence between the occupiers of the annexe and the occupiers of the host dwelling, offering both shared and private spaces throughout the host dwelling when viewed in conjunction with the proposal.
- 5.10 Furthermore, the annexe is to remain subordinate to the original host dwelling, being proportionate in size and creating a functional link between the two elements, demonstrating the interdependence of both elements and the nature of the family connection between occupants. Further details of the applicants personal circumstances are highlighted within Appendix 2.
- 5.11 When turning to the previously refused scheme, pre-application ref: 250156 states that in seeking to address previous refusal reason 1 the following changes have occurred to the design:

'1. Reduced scale of development.

2. Removed separate access points that serve the annexe.

It should be acknowledged that whilst the removal of the previously proposed front and back doors is a minor alteration, it goes a long way in reducing concerns of the LPA that the annexe would be used as a separate dwelling. This is because the occupants would need to access West Grey Lake in order to enter the annexe, thus creating significantly more dependency on the host property.

Further to the above, due weight is placed on the reduced scale of the development. This entails the omission of the two-storey rear

extension, and removal of the previously proposed raised roof. The scale of a build is not solely indicative of whether an extension constitutes ancillary accommodation, however, in combination with the lack of independent entry points and relationship to the main dwelling, it enjoys a more conventional ancillary relationship, and therefore is unlikely to be considered tantamount to a new dwelling on this basis.

For the reasons stated above, it is considered that the amended scheme has satisfactorily overcome the first reason for refusal imposed on the previous application. Nonetheless, the annexe would still contain facilities that would enable for day to day living. On this basis, a condition would be imposed on any future permission to ensure the annexe remains ancillary to the main dwelling.'

- 5.12 When determining whether a residential annexe would be incidental to the main dwelling, the nature of the intended occupancy should be considered. If there is some interdependence with the use of the main dwelling, be that a family connection, the use can be incidental regardless of whether the converted building would contain primary living accommodation, provided the occupant(s) would live as part of the same household. The proposed development would not entail a material change of use from the present use as a single dwellinghouse with its associated residential curtilage. In light of case law and precedents, namely *Uttlesford District Council v Secretary of State for the Environment and White [1992]* and *Wakelin v SSE and St Albans District Council [1978]*, it is considered that the proposed accommodation would be ancillary to the main dwellinghouse and as such constitutes an acceptable form of development. The annexe would not have a separate address, independent front or rear access, curtilage or post box for example.

- 5.13 The annexe allows for the privacy of Mr and Mrs Ashford whilst also allowing for the close proximity to necessary features of the main dwelling, namely the front door, letterbox and parking provision. Case law arising from the judgement in *Emin v SSE & Mid Sussex DC* [1989] JPL 909 sets out the test to be applied in this regard as *'...whether the uses of the proposed buildings, when considered in the context of the planning unit, are intended and will remain ancillary or subordinate to the main use of the property as a dwellinghouse.'* In applying that test, regard should be had to *'...the use to which it is proposed to put a building and to considering the nature and scale of that use in the context of whether it is a purpose incidental to the enjoyment of the dwellinghouse.'*
- 5.14 It was held that the physical size of the building in comparison to the dwellinghouse might be an important consideration but was not by itself conclusive. It was necessary to identify the purpose and incidental quality in relation to the enjoyment of the dwelling and answer the question as to whether the proposed building was genuinely and reasonably required or necessary in order to accommodate the proposed use or activity and thus achieve that purpose. The phrase *'incidental to the enjoyment of the dwellinghouse'* should not be interpreted on the unrestrained whim of the householder, but rather connotes some sense of reasonableness in the circumstances of the particular case.
- 5.15 Whilst the annexe would contain facilities necessary for day-to-day living, it is within the curtilage of the main dwelling, as such it is highly convenient for social interaction between the residents and pre-application ref: 250156 demonstrates that the proposed scheme supports a conventional ancillary relationship.
- 5.16 The proposed annexe is to measure 91.5m² compared to the host dwellinghouse measuring 293.6 m², demonstrating the incidental

nature of the annexe by means of its facilities as well as its relative size. Reflective of the above, it is considered that the proposal meets the criteria outlined under CP11 and is therefore found to be acceptable in principle, overcoming the identified issues within the previous refused application under reference: 242081. It is also agreeable that the annexe be secured as ancillary accommodation to the main dwelling via condition.

- 5.17 **Character and Appearance of the Area:** Part Lane comprises a mixture of historical agricultural buildings and rural dwellings, typically sited in large plots with a variety of styles and sizes. Neighbouring properties including Mulberry Barn and Glasspool House comprises large detached dwellings with a mixture of design and architecture.
- 5.18 CS Policy CP3 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 a high quality design without detriment to the amenities of adjoining land uses and occupiers. The proposal would be of a high quality design and sited within a spacious plot, ensuring that the proposal is well screened from both the highway and neighbouring dwellings, ensuring negligible impacts on the character of the area.
- 5.19 Furthermore, CS Policy CP11 states that development which results in an inappropriate increase in the scale, built form or footprint of the original building will be resisted. When referring to pre-application ref: 250156, the LPA found that:

'There would be no inappropriate encroachment into the countryside as a result of the development, with the development works being contained within the coalesce of the existing built form on the site. Furthermore, owing to its limited size, the extension is considered to

be of an appropriate scale within the context of the site, which is occupied by a large two storey dwelling and surrounded by other large, detached properties in the surrounding area. Overall, the additional bulk from the development would not harm the countryside and the proposal is therefore considered to comply with policy CP11 in this respect.'

- 5.20 Following the refusal of application ref: 242081 the proposed plans incorporate a link extension element, with the lack thereof being identified as a concern previously. When assessed against the significant reduction in scale over the refused scheme, the proposal is demonstrated throughout the pre-application as being *'proportionate to the host dwelling and commensurate with the built surroundings. The additional bulk from the proposed development would not harm the countryside and the proposal is therefore considered to comply with Policy CP11 in this respect.'*
- 5.21 **Residential Amenity:** CS Policy CP3 seeks to ensure that development has no detriment upon the amenities of neighbouring dwellings. The annexe is sited approximately 90m to the east of the nearest neighbouring dwelling, with screening being offered from the host dwelling itself. Glasspool House is located some 65m to the north west, sited on the north of Part Lane, with views screened by mature boundary treatments.
- 5.22 With regards to the applicants living arrangements, A multigenerational home has many benefits for both the family that will inhabit it but also on a wider social scale as care needs can be met by the family rather than relying on an external care provider or having to move such family members into a care home. The use of the annexe in this manner promotes togetherness and results in a dynamic, flexible space that promotes both privacy and unity for all family members involved.

- 5.23 **Trees and Landscaping:** The proposal does not amount to any changes in the existing landscaping across the site, with mature boundary treatments being retained. Furthermore, throughout the assessment of the pre-application, the Landscape & Trees Officer stated that they have no objections to the proposal.
- 5.24 **Transport and Parking:** The proposed annexe benefits from an existing access taken in conjunction with the host dwelling on site. Whilst it is acknowledged that the proposed development would technically result in the loss of car parking spaces through the conversion of the garage, the garage is not currently in use for car parking and given sufficient hardstanding space to the front of the dwelling, ample car parking space is retained within the site. Furthermore, throughout the assessment of the pre-application, WBC Highways stated that they had no objection to the development.
- 5.25 **Refuse Provision:** The annexe will make use of the existing refuse storage provision associated with the host dwelling.
- 5.26 **Air Quality: Air Quality:** The site is not located within an air quality management area, and as such this is not a relevant consideration.
- 5.27 **Drainage and SuDS:** The site is located within Flood Zone 1, at the lowest risk of fluvial flooding. Given this, a flood risk assessment is not considered necessary. Any required details can be secured by planning condition if deemed necessary.
- 5.28 **Contamination:** The site is not known to be contaminated. If concerns are raised as part of this application, these can be addressed via condition in the event of a grant of planning permission.
- 5.29 **Ecology:** The application is submitted alongside and should be read in conjunction with a Preliminary Ecological Appraisal carried out by

Urban Tree Experts. The application is agreeable to an EPSL to be secured via condition.

- 5.30 **Affordable Housing:** The proposal does not result in the creation of any new independent dwellinghouses. The proposed annexe is ancillary to the main dwellinghouse at the site and as such, no contribution is required in accordance with CS Policy CP5.
- 5.31 **Community Infrastructure Levy:** The relevant forms have been completed and submitted together with 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 logical extension to the existing residential property to create an annexe, without adverse effect on the character of the area or the amenity of neighbouring residents. The proposed development is an example of multi-generational living which is a sustainable form of development which should be recognised.
- 6.3 The proposed scheme has been demonstrated to overcome refusal reasons associated with application ref: 242081 as well as consider the contents of pre-application ref: 250156 by virtue of its reduced scale and massing.
- 6.4 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.

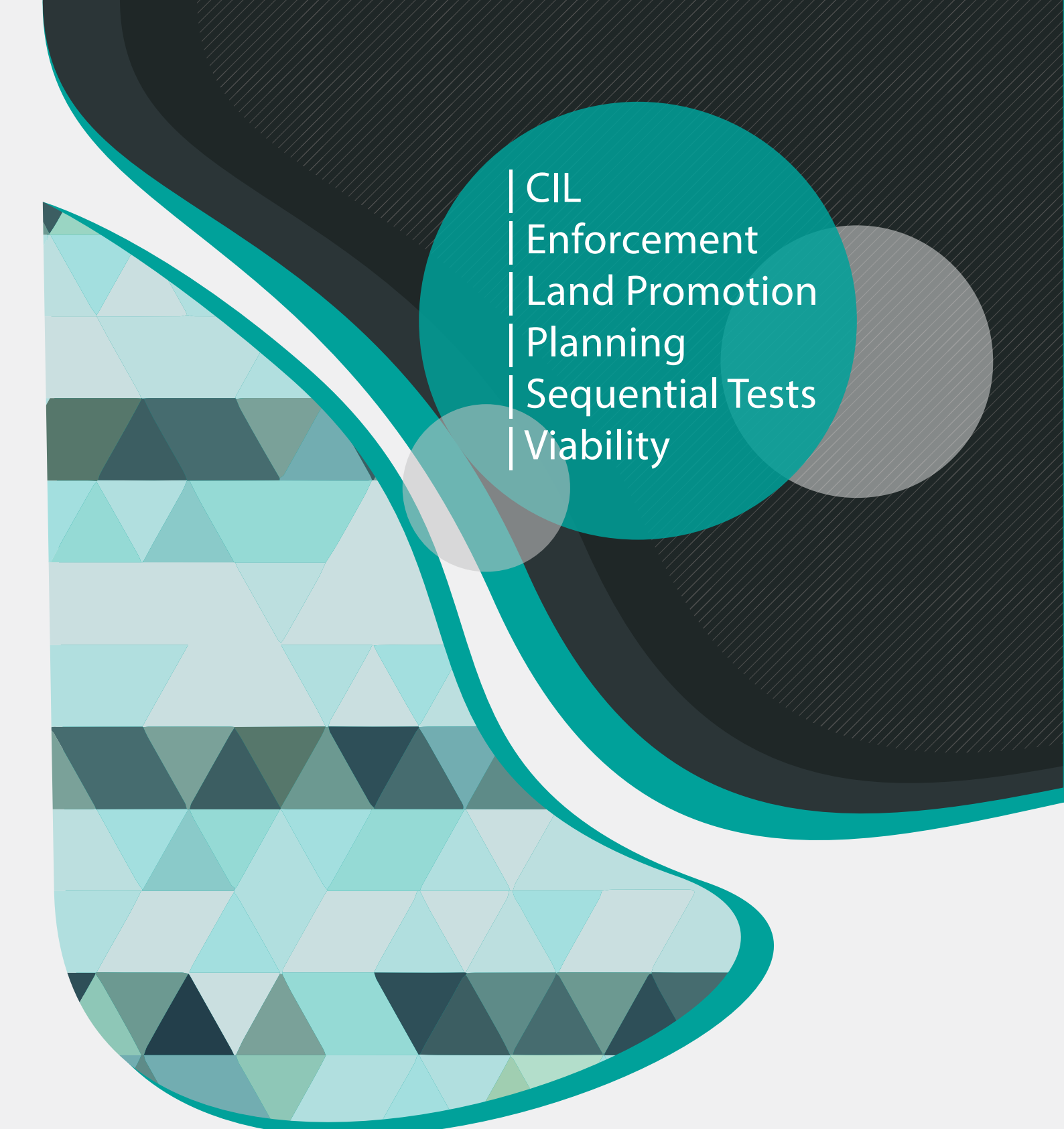


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