

26th October 2024

DESIGN & ACCESS STATEMENT

**Land to rear of 12 Shepherds Hill,
Earley,
Berkshire,
RG6 1BB**



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1.00 Introduction

1.01 The following Design and Access Statement has been prepared in support of a planning application for the demolition of an existing timber garage and erection of a three bedroom detached house with off street parking and private amenity space.

2.00 History

2.01 Pre-Application was submitted under application no. 240336, followed by correspondence resolving all concerns with the introduction of a new detached dwelling in this location. All items were resolved regarding size, location, parking and overlooking.

2.02 No previous planning application have been submitted at 12 Shepherds Hill.

2.03 Planning permission was granted for a two storey detached three bedroom dwelling on 10th September 2024, application no. 241865. This application is for the same two storey detached three bedroom dwelling, but with additional land that was unknown to have owned.

3.00 Design

3.01 The proposal is to demolish the existing timber garage to the rear of 12 Shepherds Hill and erect a new three bedroom detached dwelling.

3.02 The new dwelling has three bedrooms and two bathroom on the first floor, with a kitchen dining to the rear and a separate lounge to the front. The front entrance door and all internal layouts have been design to comply with the current disability access guidelines, to all full access for wheelchair users.

4.0. Surrounding properties

4.01 There are two pairs of existing semi detached properties to the east, no.'s 32-38 Shepherds Hill and a detached house to the west, no. 26 Shepherds Hill.

4.02 The proposed dwelling is located to the rear of 12 Shepherds hill on a 0.0737hectare plot of land with over a 40m rear garden.



4.02 There is a large single detached property to the south, with a garage located on the boundary.



5.00 Landscaping

5.01 The front driveway will be block paving with a new low level wall along the boundary. There will be a planting area behind the walls with new hedge to give additional screening.

5.02 There will be two entrances to the land. The eastern side will be for entrance only and the western side will be for exit only, maintaining the safety of the main road and vision slays.

5.03 The rear garden will be mainly laid to lawn with a suitable patio outside the bi-fold doors.

6.00 Appearance

6.01 12 Shepherds Hill is render with brick feature details and with a concrete tile for the roof and white upvc windows.

6.02 The proposal dwelling will be render finish for the walls, concrete tiles for the roof and white upvc windows to match the surrounding properties.

6.03 There is an existing vehicular access onto London Road which the owner currently would have to reverse out onto oncoming traffic. This access is not used and therefore not maintained. The proposed dwelling would enhance the appearance to the street scene.



7.00 Parking

7.01 The proposed new dwelling is a three bedroom detached house with the required parking for two spaces.

7.02 The current access is overgrown and poorly maintained. When this garage is used to park a car, they need to reverse onto London Road. As an existing property and garage, this is acceptable like all the other properties along this street scene which has to do the same.

7.03 The proposed brick wall and two entrances allows cars to enter the site, via the western pier opening and exit via the eastern pier opening eliminating the risk of having to reverse onto London Road, allowing the owner to drive in forward and out forward safely.

7.04 12 Shepherds Hill has its own parking to the front, which will be retained for this property. There parking for three cars on this existing driveway.



8.0 Planning Policy Context

8.01 Under the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 there is a statutory obligation to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise.

8.2 Having regard to the planning designations affecting the site, this section of the Statement outlines the thrust of related National Planning Policy advice before going on to summarise the relevant Development Plan policies in the context of Section 38(6) of the Planning and Compulsory Purchase Act 2004.

8.03 The NPPF was published on 27 March 2012 and, with immediate effect, replaced a raft of advice and guidance contained in various Planning Policy Guidance notes (PPGs), and Planning Policy Statements (PPSs).

8.04 Sustainable development is at the heart of the NPPF, with paragraph 6 confirming that the 'purpose of the planning system is to contribute to the achievement of sustainable development'. Paragraph 7 advises that there are three dimensions to sustainable development: • Economic - contributing to the creation of a strong, responsive and competitive economy. • Social - supporting strong, vibrant and healthy communities, providing the supply of housing required to meet the needs of present and future generations. • Environmental - contributing to protecting and enhancing our natural, built and historic environment.

8.05 Within this context, the NPPF sets a presumption (in paragraph 14) in favour of sustainable development. That is either (a) approving development that accords with the Development Plan or (b) where the Development Plan is absent, silent or relevant

policies are out-of-date, to grant planning permission unless (i) any adverse impact would significantly and demonstrably outweigh the benefits when assessed against the NPPF policies, or (ii) where the NPPF otherwise indicates that development should be restricted.

8.06 As it relates to housing development, Paragraph 49 of the NPPF highlights that applications for housing development should be considered in the context of the presumption in favour of sustainable development. Furthermore, good design is identified as a key aspect of sustainable development, and good design should contribute to making better places. Eastheath Avenue, Wokingham April 2017 for people to live. Design policies should, however, avoid unnecessary prescription and should concentrate on guiding the scale, density, massing, height, layout considerations, materials and access. Architectural styles or tastes should not be imposed (paragraph 60), albeit development of poor design should be refused.

8.07 The Development Plan comprises the Wokingham Borough Core Strategy, adopted in January 2010, and the Managing Development Delivery Local Plan (MDD), adopted in February 2014. The relevant policies from each are set out below: • Wokingham Borough Core Strategy Ø CP1 Sustainable Development Ø CP3 General Principles for Development Ø CP4 Infrastructure Requirements Ø CP6 Managing Travel Demand Ø CP9 Scale and Location of Development Proposals Ø CP17 Housing Delivery • Managing Development Delivery Local Plan CC01 Presumption in Favour of Sustainable Development CC07 Parking CC10 Sustainable Drainage TB06 Development of Private Residential Gardens TB07 Internal Space Standards TB23 Biodiversity and Development 5.11 In addition to the above, the advice in the Wokingham Borough Design Guide (Residential) SPD (June 2012) is also of relevance and referred to where necessary in Section 6.0

8.08 As noted previously, the site is located in an established residential area, well within the built-up limits of Wokingham. Wokingham, as the most sustainable settlement in the Borough, is identified in the adopted Development Plan as a location suitable for additional residential development and, that being the case, the principle of the sub-division of the property is considered to be acceptable. Indeed, whilst the previous application was refused, this was only in relation to matters of detail, not the principle of the development.

8.09 As detailed on the plans submitted with the application, the proposals would not necessitate any external alterations to the existing building and, that being the case, it follows that the physical form and appearance of the structure would not give rise to any material harm to the character of the area.

8.10 Having regard to the physical form of the existing building and the fact that no external alterations are proposed to the structure, it follows that the proposals would not give rise to any adverse amenity impacts in terms of matters of light and outlook. Furthermore, the arrangement of window openings – and, indeed, the rooms that those windows serve – would be identical to the terms of the previously approved scheme and, on such basis, there would be no unacceptable levels of overlooking or loss of privacy to the neighbouring properties

8.11 For similar reasons to those described above, the relationship of existing dwellings surrounding the site with the proposed units is such that these would not impact on future amenity with reference to factors such as light, outlook and privacy.

9.0 Bat Statement

9.01 Although this area is classed as a location where bats are present, the existing timber garage with felt roof has no signs of bats being present.



9.02 In the unlikely event that a bat is found during the construction, works will stop immediately, and a licensed ecologist will be called onto site to ensure the bat is not harmed and provide further advice on how to proceed; work will recommence only once further written advice has been received.

10.0 Conclusion

10.01 This is a very large plot for an existing two bedroom semi-detached bungalow and the land has not been optimised to it's full potential. This will provide the family, who plan to build and move into the new house, the much needed space.

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