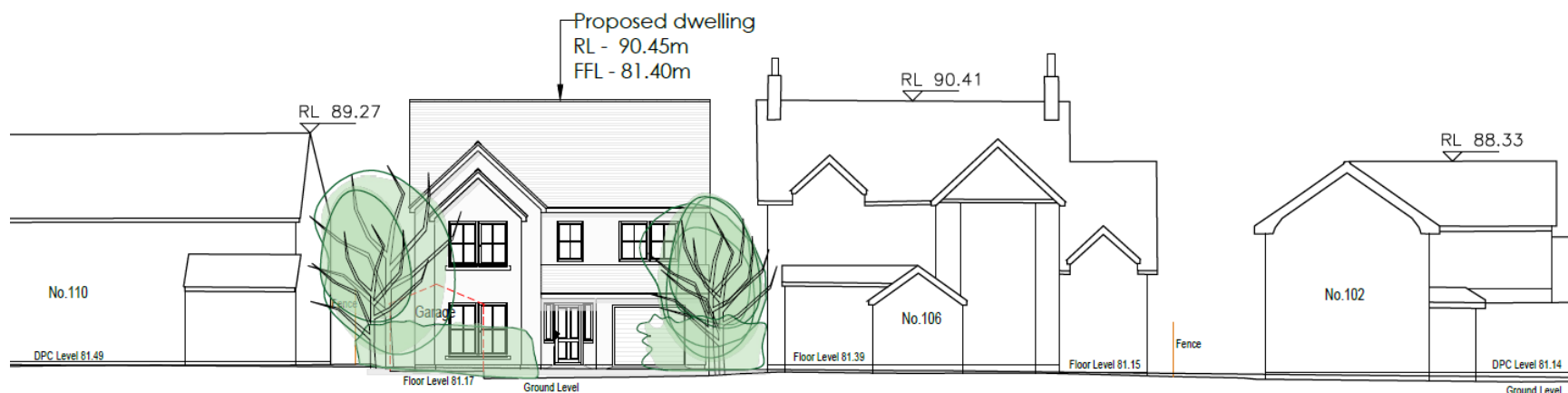




PROPOSAL: Proposed Infill Dwelling Following the Demolition of Existing Garage Pursuant to Planning Permission 211823

SITE: No. 106 Ellis Road, Crowthorne, Berks, RG45 6PH

APPLICANT: Mr David Fail and Ms Jo Goddard

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1.1 **Application Site**

1.2 This statement supports a full application for the erection of a two storey infill dwelling west of the host dwelling, subsequent to the demolition of the existing garage. Planning permission of an identical scheme onsite has been granted on 14 October 2021 under application 211823.

1.3 The application site is edged red on the submitted location plan and lies within a Modest Development Location designated under the Wokingham Borough Core Strategy (2010):

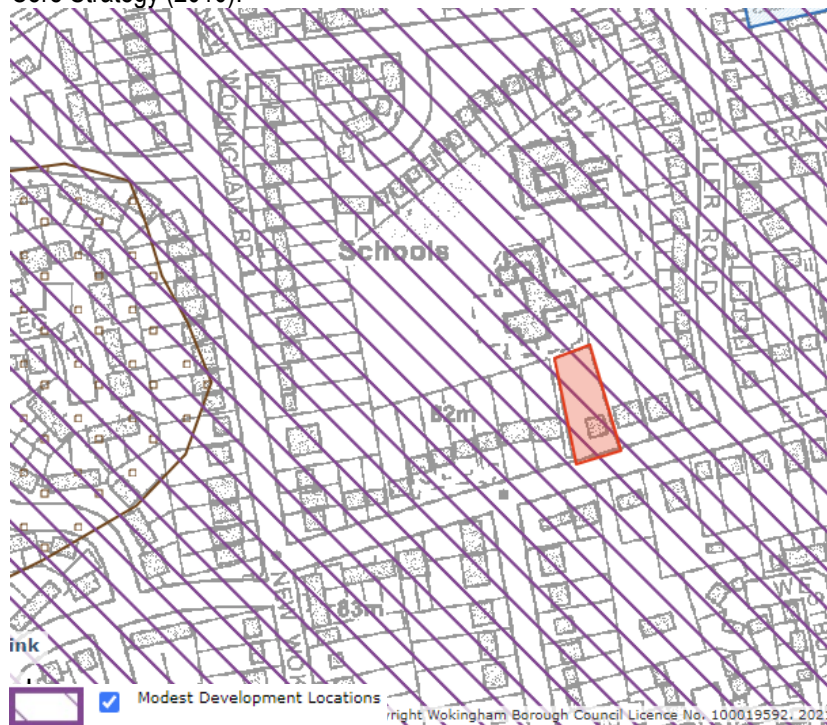


Image 1: Proposals map extracts

1.4 The site is rectangular in shape and provides for an overall site area measuring circa 1633 sqm.

1.5 The garage to be demolished is of no historic or architectural importance:



Image 2: Southern elevation of existing garage to be demolished viewed from Ellis Rd

1.6 The Environment Agency's online flood map shows the site does not lie within an area at risk from flooding :

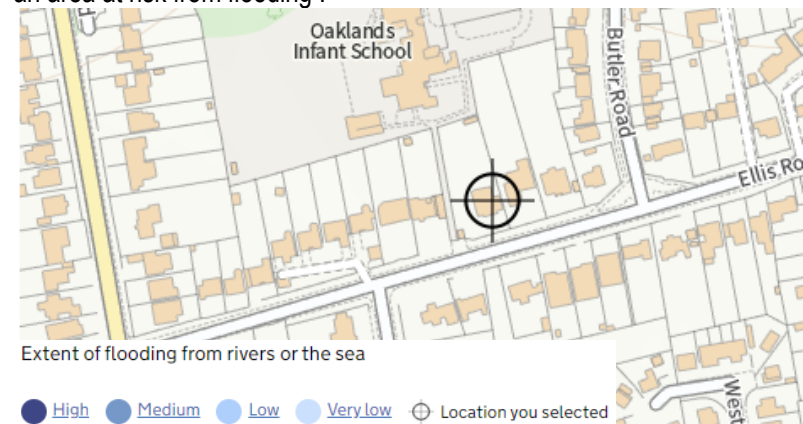


Image 3: E.A online map extracts

- 1.7 The site is located within an urban setting. It is bound by residential developments to all directions and lies immediately to the south of Oaklands Infant School. As demonstrated under image 1, plot and property sizes vary within the locality. Furthermore, as confirmed by the site context plan below, the principle of the erection of an infill dwelling in this locality is deemed acceptable:



Image 4: Site Context Map

1.8 With regard to external materials, clay roof tiles and a mixture of facing bricks, timber cladding and render are present; thus, there is no distinctive local vernacular to which new developments should stringently follow.

2.1 **Relevant Local Planning Policy**

2.2 **Wokingham Borough Core Strategy (Adopted 29 January 2010):** sets out the main planning policies that the Local Planning Authority will use to assess planning applications till 2026. The document is viewable at: www.wokingham.gov.uk.

- Policy CP1 (Sustainable development)
- Policy CP3 (General Principles for development)
- Policy CP9 (Scale and location of development proposals)

3.1 **Proposed Works**

3.2 The proposed development seeks permission for a 2.5 storey dwelling to the west of the host dwelling.

3.3 The application site measures at 1633 sqm, and the overall external footprint of the proposed dwelling with integral garage is 130.7sqm.

3.4 Alongside with the host dwelling, the overall site coverage therefore equates to approximately 18.27%, and the proposed development will result in a density of 12.24dpha, which is considered to be appropriate in this neighbourhood.

3.5 The design, orientation and siting of the proposed dwelling within its plot relative to garden depths, adjoining properties and site boundaries ensures a high level of residential amenity will be secured for the occupants of the neighbouring properties and the future occupants of the proposed dwelling.

3.6 To ensure the proposed development will not constitute overlooking issues on the host dwelling and No.108 Ellis Road, no first and second floor primary windows are being proposed.

3.7 First floor primary windows are positioned to the front and rear elevations of the proposed dwelling, and the living space provided within the roof void will be served by rooflights to the rear, to ensure sufficient daylight and sunlight to permeate into the property:

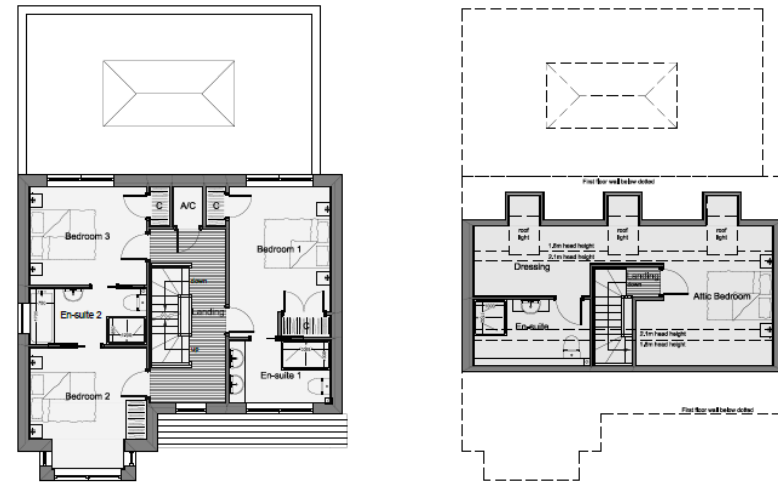


Image 5: Proposed first and second floor plan excerpt

3.8 It is evident from the submitted block plan and street scene drawing that the siting and orientation of the proposed dwelling provides sufficient separation gaps to the site boundaries and adjoining properties; hence it will not result in undue overlooking or overshadowing:



Image 6: Proposed street scene excerpt

- 3.9 The proposed dwelling will be constructed of materials to which harmonises with its adjoining properties and local character. All external materials would be of a high quality and the same would be controlled by a standard condition of planning permission requiring details and samples to be submitted to and approved in writing by the LPA prior to the commencement of the development.
- 3.10 Hard and soft landscaping would be utilised to create a secure and attractive layout to the development. As per above, it would be controlled by a standard per-commencement or occupation condition.
- 3.11 With regard to site layout, the proposed development would be set out to maximise safety and amenity for the occupiers. Adequate parking and on-site turning facilities would be included, as would private secured gardens.
- 3.12 The host dwelling will be served by the existing pedestrian and vehicular access; as well as the current parking arrangements.
- 3.13 The existing dropped kerb will be repositioned to serve the proposed dwelling. As shown on the block plan excerpt opposite, adequate onsite parking and turning can be achieved.
- 3.14 It is considered that the scheme as proposed herewith will not have an adverse impact on highway safety, as both vehicular and pedestrian visibility splays can be provided, and the site benefits from existing parking restrictions along Ellis Road. This is deemed to be acceptable by the LPA's highways officer under planning application 211823.
- 3.15 The siting and layout of the scheme would be such that space is clearly attainable for the suitable storage of refuse and recycling within the curtilage of the proposed dwelling as shown.
- 3.16 With regard to Planning and Crime Prevention, opportunities for the passive surveillance of the development could be achieved from the properties adjoining the site and the proposed dwelling itself. The site layout and

window positions would ensure that parking and access areas are secure as they would be subject to passive surveillance by occupants.

- 3.17 With regard to Part B of the current Building Regulations, emergency vehicles could obtain suitable access to the site from Ellis Road. Means of escape from the proposed dwelling would be in accordance with the regulations and sufficient space is provided around properties to afford easy dispersal in case of an emergency evacuation.



Image 7: Proposed block plan excerpt

3.18 The submitted AIA and TPP confirm that the proposed scheme will not have an adverse impact on the existing trees to be retained onsite.

3.19 In relation to BNG, as this proposed development is for the erection of a self-build property on a site that is less than 0.5 hectares in size, it is exempt from having to achieve a 10% biodiversity net gain as requested by the Central Government.

4.1 Conclusions

4.2 The pattern, form and appearance and use of buildings and spaces are particular to each location and contribute to the unique sense of place and cultural identity. Good design, as proposed herewith, should respect the character of its setting and make a positive contribution to reinforcing local distinctiveness.

4.3 The physical characteristics of the scheme have been informed by a rigorous process of Assessment, Involvement, Evaluation and Design. The adopted design solution provides for a sympathetic design with a site layout that will maintain if not enhance the character and appearance of the area. It does not slavishly follow past development but is informed by the design and form of surrounding developments.

4.4 The proposed dwelling does not seek to make a statement but aims to sit comfortably within the locality.

4.5 The site layout and relationship with existing buildings would allow for adequate daylight and sunlight to penetrate in and between building. It would respect the amenity of occupiers of neighbouring building and those of future occupants by ensuring their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight, privacy or by overshadowing.

4.6 The site arrangement would provide for more than adequately sized rear gardens and parking and access arrangements for both the host and proposed properties; hence this development would not detract from the amenity of adjacent property by reason of increased noise and activity.

4.7 It is evident that the proposed development could be constructed with sympathetic materials of appropriate colour and texture to ensure a high-quality build which is befitting of the site. The same, together with hard and soft landscaping, would be reserved for approval as part of a standard condition of planning permission which will allow the submission of details for approval by the LPA prior to the commencement of development.

4.8 As evidenced by Planning Permission 211823, which this scheme is identical to, the adopted design proposal meets with the requirements of all relevant planning policies for the reasons that have been outlined herein and there are no adverse material considerations in this particular case which would warrant the refusal of planning permission.