

TONY THORPE ASSOCIATES

CHARTERED TOWN PLANNERS

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PLANNING STATEMENT

PROPOSED DEVELOPMENT:-

Householder application for the addition of an enclosed porch to the north elevation.

SITE LOCATION:-

The Lodge, Feathercot, School Road, Barkham, Wokingham RG41 4TP

PLANS AND DOCUMENTS:-

AJT/01	1:1250 @ A4	Location Plan.
AJT/02	1:500 @ A4	Site Plan (Existing).
AJT/03	1:500 @ A4	Site Plan (Proposed).
Jun 24	1:50 @ A4	Existing Plans and Elevations.
Jun 24	1:50 @ A4	Proposed Plans and Elevations.

Site Photographs.
Planning Statement (this document).
CIL Documentation.

1.00 Considerations

1.01

The Lodge is a single-story 2-bed building with a legitimate C3 residential use confirmed by certificate of lawfulness 220851 dated 19/05/2022. Accordingly there are no PD rights and householder planning permission is required for the addition of the proposed side porch. The building is constructed of rendered blockwork under a gable ended tiled roof. The rear conservatory extension is of matching materials and was built under approval 222041 dated 26/08/2022. A set of site photographs accompany this application.

1.02

The Lodge is situated on the east side of a single-track access connecting it to School Road to the south that also serves a cheese-making business to the west, a carpenter's barn in the same ownership to the north and stables and paddocks beyond. To the south is a 2m high evergreen hedge along the rear gardens of dwellings fronting School Road. To the east is the sitting-out area and private garden serving The Lodge.

1.03

The proposal is to erect an enclosed porch in front of the existing front door on the north return elevation of the building. It will project 1.2m, be 2.45m wide and 2.88m high. External materials will be render to match the existing building, roof pitch to match the existing and using the same lightweight tiles used on the conservatory extension. Side windows will be aluminium finished in anthracite colour to match existing. The existing anthracite grey front door will be brought forward to form the porch entrance door.

1.04

The closest residential properties are Maple Cottage (some 43m to the south) and The Nook from which the building is screened by an evergreen 2m high hedge and multi-stemmed tree. The cheese-making building on the west side of the access presents a windowless frontage opposite the site and its access door and office window are set back. There are no windows on the south elevation of the carpenter's barn. Since the proposed enclosed porch cannot be seen from residential property and has no effect on commercial property it will not cause overshadowing, overlooking or loss of residential or business privacy.

2.00 CONCLUSIONS

2.01

The proposed enclosed porch represents a minor addition that is proportionate to the existing dwelling and will be finished in matching materials. It is not visible from neighbouring dwellings and has no effect on adjoining business users. It will not cause overshadowing, overlooking or loss of residential or commercial privacy. Accordingly the Council is respectfully requested to grant planning permission.

2.02

If you have any queries or require further information please do not hesitate to call.

AJT/SB/TheLodge/30/08/2024