

DESIGN, ACCESS AND HERITAGE STATEMENT

Site Address: 31 Rose Street, Wokingham, RG40 1XS
Applicant: Mrs T Harrison
Local Planning Authority: Wokingham Borough Council
Project: Retrospective Application for an Existing Shed

Introduction

This Design, Access and Heritage Statement has been prepared in support of a retrospective planning application for the retention of an existing detached timber shed/workshop within the rear garden of 31 Rose Street, Wokingham.

The application seeks to regularise the existing structure. The building is ancillary to the residential use of the property and is used for normal domestic storage and workshop purposes.

The proposal does not involve any alteration to the principal dwelling and does not result in any change to the residential use of the property.

Site and Surroundings

31 Rose Street is a residential property situated within the historic centre of Wokingham. Rose Street has a strong historic character, comprising a variety of traditional buildings and established residential properties. The heritage significance of the property and the wider historic character of Rose Street have therefore been carefully considered as part of this retrospective application.

The application relates solely to an existing outbuilding situated within the rear garden and does not involve alterations to the principal frontage of the property.

The Proposal

The application seeks retrospective planning permission for the retention of an existing Barnwell Tran Apex Workshop within the rear garden.

The outbuilding is a purpose-made timber garden shed/workshop and is used solely for purposes incidental to the residential occupation of the property.

The structure has a maximum height of approximately 2.4 metres and remains clearly subordinate to the principal dwelling.

The external walls comprise 15mm finished tongue-and-groove timber shiplap boarding fixed to a timber framework. The roof is formed using tongue-and-groove timber boarding on timber roof bearers and is finished with heavy-duty polyester-based roofing felt.

The building incorporates traditional timber framed, ledged and braced doors, consistent with

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the overall appearance and construction of the outbuilding.

Design and Appearance

The shed is of traditional timber construction and has the appearance of a conventional domestic garden outbuilding.

The external timber shiplap boarding has been protected and finished in black Protek Stable Coat, a water-based protective coating designed for external timber buildings. The black finish provides a simple and subdued appearance which helps the structure sit unobtrusively within its garden setting.

The dark timber finish is considered particularly appropriate in the context of the historic property, avoiding a bright or visually prominent appearance and ensuring that the outbuilding remains clearly secondary to the principal dwelling.

At approximately 2.4 metres in height, the structure is modest in scale and clearly reads as an ancillary garden building rather than an extension to, or part of, the historic dwelling.

Its position within the rear garden further limits its prominence within the wider area and ensures that the principal dwelling remains the dominant built form on the site.

Overall, the modest scale, traditional timber construction and subdued black finish ensure that the shed does not compete with or detract from the architectural and historic character of the principal property or the wider historic character of Rose Street.

Heritage Considerations

Particular consideration has been given to the relationship between the shed and the heritage significance of 31 Rose Street and the historic character of the surrounding area.

The shed is a lightweight timber structure of a type commonly associated with residential gardens. Its simple timber-boarded appearance and modest height ensure that it does not compete visually with the architectural character or historic fabric of the principal building. Importantly, the development does not involve any physical alteration to the historic fabric of the main dwelling. The structure is positioned within the rear garden and remains clearly ancillary to the established residential use.

The use of timber rather than masonry or another more substantial form of construction further reinforces the secondary nature of the structure. The shed can readily be distinguished from the principal building and does not seek to imitate, dominate or detract from its architectural detailing.

Given its modest scale, traditional timber appearance, ancillary use and location within the domestic garden, the shed is considered to have a neutral impact upon the significance and setting of the heritage asset.

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The retention of the structure would not prevent the architectural or historic significance of 31 Rose Street or the wider historic character of Rose Street from continuing to be appreciated.

Residential Amenity

The shed is a modest domestic outbuilding and does not contain independent residential accommodation.

Given its scale, height and ancillary domestic use, the development does not result in any unacceptable overlooking, loss of privacy, overbearing impact or loss of light to neighbouring occupiers.

Its use for domestic storage and workshop purposes is consistent with the normal use of a residential garden and does not result in a significant increase in activity at the property.

Access

There are no alterations proposed to the existing pedestrian or vehicular access arrangements serving the property.

The retention of the shed does not generate any additional parking requirement or material increase in vehicle movements.

Conclusion

This application seeks retrospective planning permission for the retention of a modest timber shed/workshop within the rear garden of 31 Rose Street.

The structure is ancillary to the residential use of the property and, at approximately 2.4 metres in height, remains clearly subordinate to the principal dwelling.

Its traditional timber construction and simple appearance are appropriate for a domestic garden setting. The development does not involve alterations to the historic fabric of the principal building and does not materially affect the established appearance of the property from Rose Street.

The shed is therefore considered to preserve the significance and setting of the heritage asset and the historic character of the surrounding area, while having no unacceptable impact upon neighbouring residential amenity, access or highway safety.

Accordingly, it is respectfully requested that retrospective planning permission is granted for the retention of the existing shed/workshop.

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