



Proposed Garage

50 Shepherds Lane, Caversham,
Reading, RG4 7JL

Planning, Design and Access Statement

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1.0 INTRODUCTION

1.1 Mr Ring has instructed Southern Planning Practice Ltd to prepare and submit a planning application for the construction of a new garage at 50 Shepherds Lane to Reading Borough Council.

1.2 The application comprises the following plans:

- Site Location Plan Dwg No. PLA002
- Block Plan Dwg No. PLA002
- Proposed Garage Elevations Dwg No. PLA001

1.3 This statement describes the site and sets out relevant planning history in Section 2, details the proposals in Section 3, reviews planning policy in Section 4 and the rationale for the development is set out in Section 5.



2.0 **THE SITE**

- 2.1 50 Shepherds Lane is a detached mock Tudor dwelling located in Caversham, Reading. The site is located within the settlement boundary of Reading Borough.
- 2.2 The site is bound to the south, east and west by residential development. To the north of the site lies Mapledurham Golf Course.
- 2.3 The dwelling is not listed nor are any environmental or landscape designations known to apply to the site. The site is not located within an area of flood risk as identified by the Environment Agency.
- 2.4 An online planning history search revealed several applications relating to the site. The most recent application was for proposed works to a cedar tree protected by a Tree Preservation Order (TPO) which were approved in 2019. Prior to that, planning permission was granted for single storey side and rear extensions. There is currently no garage on site at 50 Shepherds Lane.



50 Shepherds Lane viewed from the road

3.0 **THE PROPOSAL**

- 3.1 This application proposes the erection of a new garage at 50 Shepherds Lane.
- 3.2 The proposed garage is to be located to the south of the dwelling in the existing driveway. It is proposed to be sited approximately 1m from the western boundary and 2m from the southern boundary of the site.
- 3.3 The garage comprises an oak frame structure, brick base, weatherboarding and a plain clay tile roof. The garage measures 4m by 6m and will be accessed via the existing drive to the property. The maximum height of the garage is 4.17m. The height to the eaves is 2.1m.
- 3.4 The garage will be enclosed by doors to be used for the storage of cars and other paraphernalia ancillary to the dwelling.
- 3.5 The proposed garage will be somewhat screened from the road by existing vegetation on the southern boundary of the site.



4.0 **POLICY**

4.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, and Section 70 (2) of the Town and Country Planning Act 1990, the planning policy framework relevant to the determination of the application comprises the adopted Development Plan and relevant material considerations. Where the Development Plan contains relevant policies, applications for development which are in accordance with the plans should be allowed, unless material considerations state otherwise.

4.2 The site is in the administrative boundary of Reading Borough Council and as such, the Development Plan comprises the Reading Borough Local Plan (November 2019) and the Central and Eastern Berkshire Minerals and Waste Plan.

4.3 The “other material considerations” relevant as per Section 38(6) of the Planning and Compulsory Purchase Act and Section 70(2) of the Town and Country Planning Act 1990, include the National Planning Policy Framework, the Planning Practice Guidance, Supplementary Planning Documents and other local guidance.

National

4.4 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and forms the Government’s planning policy at the national level. It is a material consideration in the determination of

planning applications. The revised National Planning Policy Framework (NPPF) was published in July 2018 and updated in February 2019.

4.5 The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development through three overarching objectives: economic, social and environmental.

4.6 The following section of the NPPF is relevant to the proposals:

- The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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 (Paragraph 124).

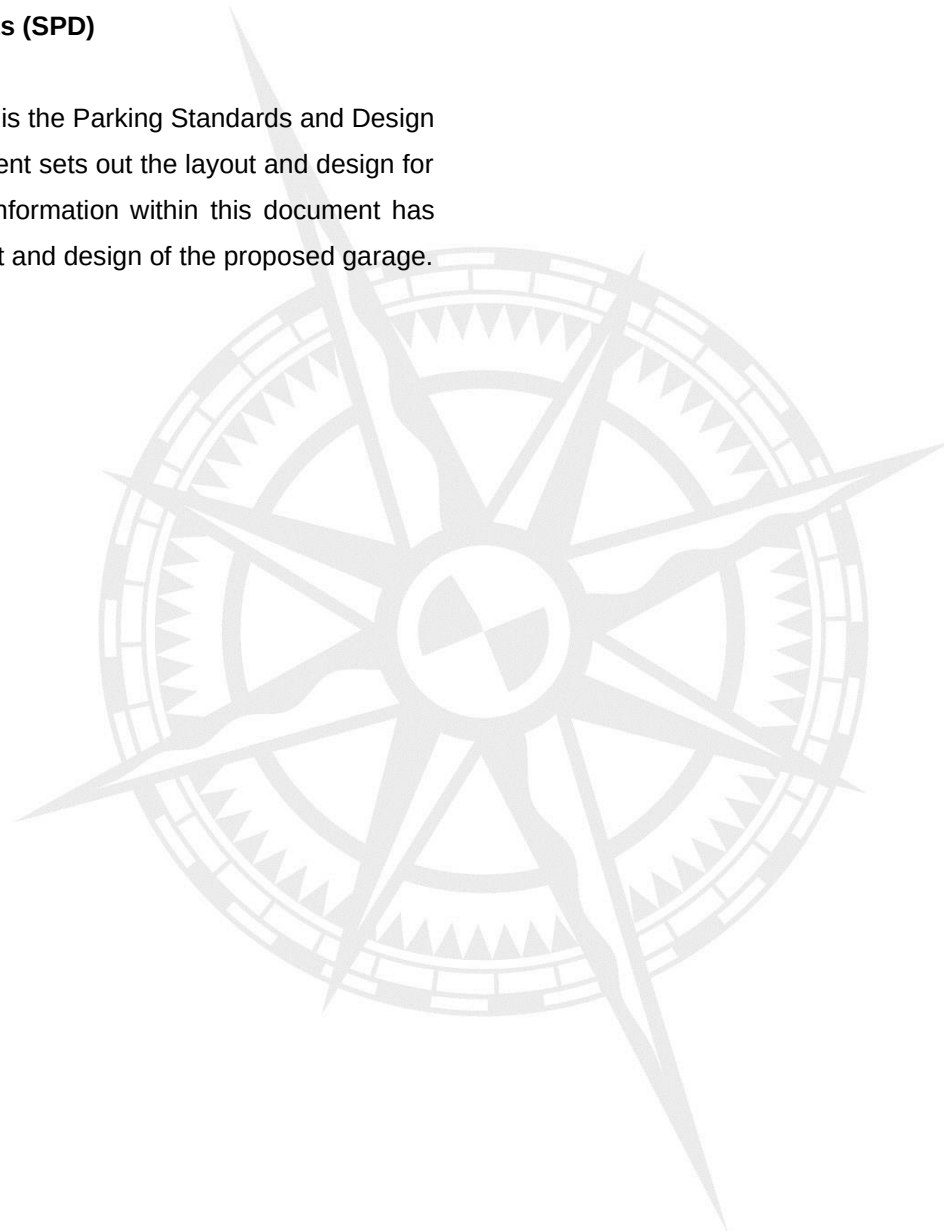
The Development Plan

4.7 The most relevant policies in respect of the proposals to this application are within the Reading Borough Local Plan (November 2019), and are as follows:

- CC1 – Presumption in favour of sustainable development
- CC2 – Sustainable design and construction
- CC7 – Design and the public realm

Supplementary Planning Documents (SPD)

- 4.8 Of relevance to the proposals is the Parking Standards and Design SPD. Section 8 of this document sets out the layout and design for garages and Carports. The information within this document has been used to inform the layout and design of the proposed garage.



5.0 RATIONALE FOR THE DEVELOPMENT

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) and Section 70 (2) of the Town and Country Planning Act 1990 require that applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. This is emphasised in paragraphs 2 and 12 of the National Planning Policy Framework (NPPF) (2019).

Principle of development

5.2 The proposed development is located within the residential curtilage of 50 Shepherds Lane. The dwelling is located within the built-up area of Caversham which has a defined settlement boundary and therefore the principle of development is in accordance with Policy CC1 of the Local Plan and other relevant policies.

Design and Appearance

5.3 The proposed garage has been sited and designed to reflect and respect the established character of the area by utilising high-quality materials which are found in the existing built form in the locality. The height of the garage and pitch of the roof have been designed to ensure the garage integrates well with the surroundings. The garage comprises an oak frame structure, brick base, weatherboarding and a plain clay tile roof to reflect the character of the locality. The garage will be enclosed by doors.

Impact on the Character of the Locality

5.4 The site benefits from some maturing vegetation on the southern boundary of the site which provides some screening of the proposals from Shepherds Lane. The proposed garage has been sited and designed to reflect and enhance the surrounding character of the area. It has been sited to be read as part of the existing built form and not create an alien feature on the site. Garages are commonplace in residential areas and there are already several in situ on the eastern section of Shepherds Lane.

Neighbouring Amenity

5.5 The garage has been designed and sited to minimise the impact on the surrounding residential properties. The garage is located some distance from the neighbouring dwellings and would have no adverse impact on these. It is therefore considered that the proposals have no impact on neighbouring amenity.

Landscaping, Ecology and Trees

5.6 The proposed garage site is currently a driveway laid to gravel, as such it has a very low ecological value. The proposals would not change the ecological value of the site.

5.7 No trees will be removed or impacted as a result of the proposals.

- 5.8 The southern site boundary benefits from maturing vegetation which would provide some screening of the proposed garage. In any event, views of the garage from the road are not considered to be detrimental. It is a residential area and it is commonplace to see built form.

Impact on the Local Road Network

- 5.9 The proposed garage will be accessed from the existing access to the dwelling and will provide suitable space to park vehicles. The site already provides sufficient space for turning which enables vehicles to safely access and egress the site in a forward gear.
- 5.10 The garage is required for a purpose incidental to the enjoyment of the dwelling and as such will not generate any additional traffic. Therefore, there will be no impact on the surrounding highway capacity or safety and the proposals accord with the relevant policies of the Development Plan and the parking standards and design SPD.

Conclusion

- 5.11 As demonstrated throughout this statement, the proposed garage is in accordance with the relevant policies of the Development Plan and therefore the proposed development should be approved without delay in accordance with paragraph 11 of the NPPF.