

PLANNING STATEMENT



7 CHALGROVE WAY



JUNE 2025

V-1

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PLANNING STATEMENT

Project Ref: 45399.JH

Client: Mrs J Harris



Schiehallion, London Road

Stroud, GL5 1DR

07578 462751

01453 700458

contactus@acreplanning.co.uk

www.acreplanning.co.uk

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1.0 INTRODUCTION

1.1 Acre Planning Limited has prepared this Planning Statement on behalf of Mrs J Harris (hereafter '*the Applicant*') to support a Householder Planning Application relating to No 7 Chalgrove Way (hereafter '*the site*').

1.2 This application seeks planning permission for the following development as described on the relevant planning forms:

'Erection of an outbuilding for use as an annexe'

1.3 The purpose of this Planning Statement is to describe the site and the proposed development before establishing how the development proposal complies with the adopted Development Plan.

1.4 The structure of this Planning Statement is as follows:

2.0 Site Assessment - Describes the site and its surroundings and reviews the planning history for the site.

3.0 Policy & Guidance Review - Sets out the national and local planning policy and guidance context.

4.0 Proposal - Describes in detail the proposed development and provides an assessment/justification regarding planning policy and material considerations.

5.0 Conclusion

2.0 SITE ASSESSMENT:

2.1 Location

- 2.1.1 The site is located on the southern side of Chalgrove Way within a wider residential area known as Emmer Green.



Figure 1: Site Location

2.2 Site

- 2.2.1 The land within the red line, as set out on the accompanying site location plan, consists of the residential curtilage associated with No 7 Chalgrove Way. The existing dwelling is a semi-detached property with a large garden extending south from the dwelling.
- 2.2.2 The garden is flat and is enclosed by timber fencing and a hedgerow. The garden contains three storage sheds and a raised rear patio. The remainder of the garden is laid to lawn.
- 2.2.3 There are no relevant planning designations such as a Conservation Area or Area of Outstanding Natural Beauty (AONB). There are, however, nearby trees that are protected by a Tree Preservation Order (TPO).

2.3 Planning History

2.3.1 There is no recent and relevant planning concerning the site.

3.0 POLICY & GUIDANCE REVIEW:

- 3.0.1 This section identifies the relevant planning policies within the Development Plan for the Reading Borough in line with Section 38(6) of the Planning and Compulsory Purchase Act (2004).
- 3.0.2 In this case, the Local Development Plan consists of the Reading Borough Local Plan, which was adopted in 2019.
- 3.0.3 Furthermore, material considerations relevant to the proposed development, including the National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance (PPG) are also relevant to the proposal.
- 3.0.4 National and local planning policies and guidance are now reviewed to ascertain their relevance to the location of the site and the development proposal.

3.1 Local

Reading Borough Local Plan (2019)

- 3.1.1 The adopted Local Plan is consistent with the provisions of the NPPF, with the following policies being of relevance to this application:
- CC7 (Design and the Public Realm)
 - CC8 (Safeguarding Amenity)
 - H9 (House Extensions and Ancillary Accommodation)
 - H10 (Private and Communal Outdoor Space)

Supplementary Guidance

- Guide to House Extensions SPD 2021

3.2 Principle of Development

- 3.2.1 The development of outbuildings within the curtilage of established dwellings is generally acceptable in planning terms. In many cases, the provision of such a structure would be permitted development under the GDPO (2015) (as amended). In this case, the building would provide accommodation for a dependent family member with only a bedroom and basic facilities provided. Due to the proposed use, planning permission is required.
- 3.2.2 Annexes should preferably be attached to a dwelling so that they have the potential to be fully integrated back into the host building, should it no longer be required. This is to avoid the creation of an independent dwelling.
- 3.2.3 It is considered that, due to the location of the annexe, its scale, and the basic form of accommodation, the structure would not be suitable for anything other than

accommodation for a dependent relative. The annexe would share a garden with the host dwelling, with the same access and parking area to be used.

- 3.3.4 The supporting plans show that the proposed annexe will be limited in scale and will include basic and essential amenities, including a bedroom, a shower room, a living area, and an open-plan kitchenette/dining area. As such, the proposal is judged to be an appropriate scale for an annexe, whereby there is likely to be a level of dependency on the main dwelling in terms of sharing meals and domestic chores.
- 3.2.5 It is considered that the provision of the outbuilding for the specified use would be, in principle, acceptable on balance. It is considered that the development would be ancillary to the main dwelling, and a condition can be added to any favourable decision to ensure the outbuilding is used for ancillary residential accommodation and for no other purpose.
- 3.2.6 Whilst the proposal is considered suitable in principle, other policy considerations such as access, design and local amenity are all relevant matters to be addressed. These matters are considered within section 4.0 of this statement regarding applicable local planning policies and guidance as referred to above.

4.0 PROPOSAL

4.1 Development Details

- 4.1.1 The development proposal includes the erection of a detached outbuilding to be used as ancillary accommodation by a family member.
- 4.1.2 The key elements of the proposal are now considered:

4.2 Layout

- 4.2.1 The proposed outbuilding would be situated to the south of the dwelling and the patio. The largest of the existing outbuildings would be removed.
- 4.2.2 The proposed location retains sufficient amenity space for the host dwelling. Due to its location, shared garden, parking and access arrangements, a separate dwelling would not be desirable.

4.3 Scale

- 4.3.1 The scale of the outbuilding would be subservient to the host dwelling, with a similar height to the other buildings in the area. In addition, the land drops away from the dwelling, so the height within the wider context would be reduced. The building is considered suitably scaled concerning the nature of the dwellinghouse, its curtilage, and adjacent structures.

4.4 Design & Appearance

- 4.4.1 The elevations of the outbuilding would be finished with timber with felt shingles to be used on the roof.
- 4.4.2 It is considered that the proposed outbuilding, in terms of its scale and design, would be in keeping with its surroundings and would not be harmful to the character and appearance of the area.

4.5 Access

- 4.5.1 Access from the highway is unchanged, and parking will not be altered.

4.6 Amenity

- 4.6.1 The proposal is located on the boundary with the adjacent dwelling. However, due to the existing boundary fence and the reduced level, the proposal would not be detrimental to the neighbouring property.

4.7 Flood Risk & Drainage

- 4.7.1 The site is not located in an area that is at risk of flooding, and surface water arising from the scheme can be attenuated. A soakaway is proposed to attenuate surface water with a foul connection made to the existing system for the dwelling.

4.8 Trees

- 4.8.1 The proposed location of the outbuilding is away from any mature trees.

5.0 CONCLUSION

- 5.1 This application has been prepared to demonstrate that the proposed outbuilding would be acceptable in planning terms.
- 5.2 The proposal takes full account of all relevant planning policies and guidance at both national and local levels.
- 5.3 It has been demonstrated that the proposal would be sympathetic to the local area and that the proposed development can come forward with little or no harm expected with regard to neighbouring amenity or the wider setting.







37 Acre Street, Stroud, GL5 1DR 01453 790704

contactus@acreplanning.co.uk www.acreplanning.co.uk