



**PLANNING STATEMENT for
A RETROSPECTIVE HOUSEHOLDER PLANNING
APPLICATION at**

**32 BROMPTON DRIVE
MAIDENHEAD
SL6 6SP**

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Report Prepared by	iPlans
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1. Introduction

1.1 iPlans has been instructed by Sandra Lockyer to submit a retrospective householder planning application for the outbuilding.

1.2 This application is submitted following an enforcement letter regarding breach of planning control in that the outbuilding exceed 2.5m as it is within 2m of the boundary (22/50080/ENF).

1.3 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 32 Brompton Drive, Maidenhead, SL6 6SP accommodates a detached bungalow.

2.2 The outbuilding is located towards the end of the garden.

2.3 Photographs below shows the front elevation of the outbuilding in question.



2.4 The outbuilding is a timber structure.

3. The Proposal

3.1 This retrospective householder planning application is for the existing outbuilding.

3.2 The outbuilding is located towards the end of the garden. It is used as a cabin which is ancillary to the main dwellinghouse. The cabin is a place of comfort whilst the occupant is undergoing chemotherapy. The outbuilding is of a hexagonal shape. It is a timber structure.

4. Relevant Planning Policy

4.1 The Local Plan, Local Plan Submission Version and Borough Wide Design Guide have been consulted as part of this planning application.

4.2 Policy DG1 of the Royal Borough Local Plan states that new builds should have regard to the scale, height and building lines of adjacent properties. The materials used should be compatible with existing materials.

4.3 Policy H14 of the Royal Borough Local Plan states that extensions should not have any adverse effect upon the character or appearance of the original property or any neighbouring properties nor adversely affect the street scene in general. Extensions should not cause an unacceptable loss of light or privacy to adjacent properties or significantly affect their amenities. Extensions should not be sited where they would impair highway safety or lead to inadequate car parking provision within the curtilage of the property.

4.4 Policy SP3 of the Borough Local Plan Submission Version states that development proposals should contribute to high quality design in the borough. Proposals should have no unacceptable effect on the amenities enjoyed by the occupants of the adjoining properties in terms of privacy, light, disturbance, vibration, pollution, dust, smell and access to sunlight and daylight.

4.5 Principle 10.1 of the Borough Wide Design Guide states that extensions should be designed so that it is subordinate to the dwellinghouse. They should respond positively to the form, scale and architectural style and material of the dwellinghouse. Extensions should not result in a material loss of amenity to neighbouring properties.

4.6 Point 10.7 of the Borough Wide Design Guide states that extensions need to respect the main building in terms of style, form and detailing. They need to be subordinate.

5. Conclusion

5.1 The retrospective householder planning application is for the outbuilding.

5.2 This application is submitted following an enforcement letter for a breach of planning control as the outbuilding is within 2m of the boundary and the height exceeds 2.5m thus not adhering to Class E of the General Permitted Development Order.

5.3 The letter provides 2 options, one of which is to submit a retrospective application hence the reason for this application.

5.4 Although the height exceeds the 2.5m permitted development guideline, the actual height of does not create an overbearing appearance or have significant impact to the amenity level of the neighbouring properties or their gardens.

5.5 The hexagonal shape of the outbuilding is different to normal however there has been a successful appeal for such structure (APP/D1265/D/20/3246837).

5.6 The proposed use as a cabin is ancillary to the main dwellinghouse. It is a safe retreat for the occupant who is undergoing chemotherapy for stage 4 cancer. The use does not cause noise or disturbance to neighbouring properties.

5.7 I therefore would hope you consider this application for approval.