



**PROPOSED SINGLE-STOREY  
POOL HOUSE EXTENSION**

**MEADOW HOUSE  
WINKFIELD ROW  
BRACKNELL RG42 6NG**

**PLANNING STATEMENT  
FEBRUARY 2024**

## **INTRODUCTION**

1. This Planning Statement has been prepared in support of a householder application for the construction of a single-storey pool house extension at Meadow House, Winkfield Row, Bracknell RG42 6NG. The application is submitted on behalf of Mr and Mrs M Birch, the landowners.
2. The proposed extension would provide an indoor swimming pool, home gym, changing rooms, sauna, pool store and plant room ancillary to the main dwellinghouse. It would be connected to the main house by a glazed link. The Design and Access Statement prepared by Colony Architects and submitted with the application explains that the proposed extension is positioned on the east side of the plot allowing for views of the full length of the garden to be retained for the house.
3. The Statement explains how the proposals comply with national and local policies most relevant to the application. The property straddles both the settlement area and land outside the settlement area. However, importantly the eastern half of the plot on which the proposed extension is positioned is wholly within the settlement area.
4. Meadow House is a detached six-bedroom dwelling with associated garage and accommodation over which was constructed pursuant to planning permission 11/00213/FUL dated 24 May 2011 as amended by non-material amendment 11/00701/NMA dated 8 November 2011 (the amendment related to a change to the main roof profile to infill part of the originally approved roof).
5. Permitted development rights for extensions to the house were removed by a condition attached to the planning permission and hence the need for a planning application (the proposal is more than 8 metres long in any event). The dwelling has not been extended since it was constructed.

## **RELEVANT NATIONAL AND LOCAL PLAN POLICIES**

6. The development plan for the purposes of S70(2) to the TCPA 1990 and S38(6) to the PCPA 2004 are the Bracknell Forest Core Strategy 2008 and Site Allocations Local Plan 2013, saved policies of the Bracknell Forest

Borough Local Plan 2002 and the Winkfield Parish Neighbourhood Plan 2022-2037 made in December 2023, together with national policy in the NPPF which is a material consideration.

7. As indicated above, the site lies partly within the Winkfield Row settlement area, as identified on the adopted Policy Plan Map, and partly on land outside the settlement area boundary. However, the whole of the proposed extension the subject of this application lies within the settlement area boundary. See extract from the Bracknell Policy Plan Map below. The line of the settlement area boundary is also shown on the submitted Block Plan 963 02-10.



*Extract from Bracknell Policy Plan Map*

8. Similarly, the proposed new pool house extension lies outside the Winkfield Row Conservation Area (although the driveway to the application site lies within the conservation area). See the conservation area map at page 5 of the Design and Access Statement submitted with the application.

## **PLANNING ASSESSMENT**

### Principle of development

9. The principle of the development is considered acceptable as it is situated on previously developed land within a settlement area and therefore accords with the spatial strategy in Core Strategy Policies CS1 (Sustainable development principles) and CS2 (Locational principles). Policy CS2 is a permissive policy which states that development will be permitted within defined settlements where it is consistent with the character, accessibility and provision of infrastructure and services within that settlement. The proposal is limited in scale, single storey only, and for purposes ancillary to the main house and would not result in any increase in trips or demand for infrastructure and services associated with the property.

### Design

10. Policy EN20 (Design Considerations in New Development) sets out a number of detailed criteria new development will be expected to comply with, in order to achieve high quality design. Policy CS7 (Design) states that the Council will require high quality design for all development in Bracknell Forest. Development proposals will be expected to meet a number of criteria including: build on the urban, suburban and rural local character, respecting local patterns of development and the historic environment; enhance the landscape and promote biodiversity; provide innovative architecture.
11. Winkfield Parish Neighbourhood Plan Policy W2 (Promoting high quality design in the Character Areas) expects development proposals to deliver a high-quality design, use of high-quality materials and reflect the character of the surrounding area. Neighbourhood Plan Policy W3 (Design of parking, garaging, ancillary buildings and EV charging point provision) seeks to ensure that (1) the design and layout is visually subservient to the main property does not obscure or dominate the house frontage or approach, and (2) the visual impact on the wider street scene is softened with adjacent planting.
12. The proposal accords with these objectives:

- (1) The proposed extension is single storey, with a low flat roof and a simple and clean appearance so as to remain unobtrusive in the surrounding landscape. The maximum height of the proposal is between 3.3 and 3.7m.
- (2) The low single-storey nature of the proposed extension and its simple design would ensure that it would not result in any material harm to the surrounding area. The proposed extension is small scale and, in the context of the substantial size of the overall plot within which the house it is located, it would not have any material effect on the general appearance of the area. It would maintain gaps to boundaries and would not result in the loss of any trees or other important landscape features. A BS5837:2012 tree report and AIA plan prepared by SJ Stephens Associates is submitted with the application. This shows that, subject to mitigation measures including ground protection, the proposal will not result in any harmful impacts on the Leyland cypress boundary hedge (G12) and tree T1 (Silver Maple) which are to be retained.
- (3) The extension has a lightweight design which is consistent with its function as an ancillary extension to the main house and specifically to accommodate a swimming pool. This design together with the limited scale of the proposal will ensure that it remains visually subservient to the main property.
- (4) In quantitative terms the proposed extension is considered small-scale and proportionate to the main dwelling. The footprint of the dwelling (original building) as constructed is 923m<sup>2</sup> GEA. The footprint of the proposed pool house extension (including the glazed link) is 253m<sup>2</sup> GEA (with a further 77.3m<sup>2</sup> of an open sided covered porch around two side of the extension). The proposal equates to a 27.4% increase in footprint. The volume of the dwelling (original building) as constructed is 3771m<sup>3</sup>. The volume of the proposed pool house extension (including the glazed link) is 962m<sup>3</sup>. This equates to a 25.5% increase in volume. The proposal is therefore

considered to be an appropriate and proportionate extension, having regard to the scale of the existing dwelling and the plot size.

(5) The extension would not alter the appearance of the building when viewed from the street. It does not increase the width of the building on either side. The extension is lower than the main ridge height and would be screened behind the dwelling. It would not be visible from public viewpoints because of its location to the rear of the existing dwelling.

13. Further details including CGIs etc. are provided in the Design and Access Statement prepared by Colony Architects and submitted with the application.

#### Neighbouring amenity

14. The nearest neighbouring properties are Box Farm to the south and The Old Fox to the southwest. The Old Farm is more than 35 metres from the nearest point of the proposed glazed link and some 45 metres from the pool house with an intervening mature boundary hedge and outbuildings between the dwelling at The Old Farm and the common boundary. The Old Fox is more than 60 metres distance and on the opposite side of Meadow House from the proposed extension. Given the single storey and ancillary nature of the proposal it is not considered it would not result in any detrimental impact on neighbouring properties.

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