



## **WOKINGHAM BOROUGH COUNCIL**

A Meeting of the **PLANNING COMMITTEE** will be held  
David Hicks 1 - Civic Offices on **WEDNESDAY 11 APRIL  
2018 AT 7.00 PM**

A handwritten signature in black ink, appearing to read 'Manjeet Gill', is positioned above the printed name.

Manjeet Gill  
Interim Chief Executive  
Published on 3 April 2018

This meeting will be filmed for inclusion on the Council's website.

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## **WOKINGHAM BOROUGH COUNCIL**

### **Our Vision**

A great place to live, an even better place to do business

### **Our Priorities**

Improve educational attainment and focus on every child achieving their potential

Invest in regenerating towns and villages, support social and economic prosperity, whilst encouraging business growth

Ensure strong sustainable communities that are vibrant and supported by well designed development

Tackle traffic congestion in specific areas of the Borough

Improve the customer experience when accessing Council services

### **The Underpinning Principles**

Offer excellent value for your Council Tax

Provide affordable homes

Look after the vulnerable

Improve health, wellbeing and quality of life

Maintain and improve the waste collection, recycling and fuel efficiency

Deliver quality in all that we do

## MEMBERSHIP OF THE PLANNING COMMITTEE

### Councillors

Tim Holton (Chairman)	John Kaiser (Vice-Chairman)	Philip Houldsworth
John Jarvis	Malcolm Richards	Angus Ross
Rachelle Shepherd-DuBey	Wayne Smith	Bill Soane

ITEM NO.	WARD	SUBJECT	PAGE NO.
84.		<b>APOLOGIES</b> To receive any apologies for absence.	
85.	None Specific	<b>MINUTES OF PREVIOUS MEETING</b> To confirm the Minutes of the Meeting held on 14 February 2018.	5 - 14
86.		<b>DECLARATION OF INTEREST</b> To receive any declaration of interest	
87.		<b>APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS</b> To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
88.	Coronation	<b>APPLICATION NO 173584 - WAINGELS COLLEGE, WAINGELS ROAD, WOODLEY</b> <b>Reccomendation:</b> Conditional approval.	15 - 38
89.	Hurst	<b>APPLICATION NO180243 - 1 NELSONS LANE, HURST</b> <b>Reccomendation:</b> Refusal	39 - 52

### Any other items which the Chairman decides are urgent

A Supplementary Agenda will be issued by the Chief Executive if there are any other items to consider under this heading.

### GLOSSARY OF TERMS

The following abbreviations were used in the above Index and in reports.

<b>C/A</b>	Conditional Approval (grant planning permission)
<b>CIL</b>	Community Infrastructure Levy
<b>R</b>	Refuse (planning permission)
<b>LB</b>	(application for) Listed Building Consent
<b>S106</b>	Section 106 legal agreement between Council and applicant in accordance with the Town and Country Planning Act 1990
<b>F</b>	(application for) Full Planning Permission
<b>MU</b>	Members' Update circulated at the meeting
<b>RM</b>	Reserved Matters not approved when Outline Permission previously granted

<b>VAR</b>	Variation of a condition/conditions attached to a previous approval
<b>PS</b>	
<b>Category</b>	Performance Statistic Code for the Planning Application

**CONTACT OFFICER**

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## **MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 14 FEBRUARY 2018 FROM 7.00 PM TO 9.50 PM**

### **Committee Members Present**

Councillors: Tim Holton (Chairman), John Kaiser (Vice-Chairman), Philip Houldsworth, Malcolm Richards, Angus Ross, Rachelle Shepherd-DuBey and Bill Soane

### **Councillors Present and Speaking**

Councillor Charlotte Haitham Taylor

### **Councillors Present**

Councillors: Imogen Shepherd-DuBey, David Sleight and Barrie Patman

### **Officers Present**

Madeleine Shopland, Democratic Services and Electoral Services Specialist  
Connor Corrigan, Service Manager SDL Planning Delivery  
Chris Easton, Service Manager Highways Development Management  
Mary Severin, Borough Solicitor  
Justin Turvey, Operational Development Management Lead Officer

### **Case Officers Present**

Stefan Fludger  
Christopher Howard  
Kayleigh Mansfield  
Alex Thwaites

### **72. APOLOGIES**

Apologies for absence were submitted from Councillors John Jarvis and Wayne Smith.

### **73. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Committee held on 10 January 2018 were confirmed as a correct record and signed by the Chairman.

### **MEMBERS' UPDATE**

There are a number of references to the Members' Update within these minutes. The Members' Update was circulated to all present prior to the meeting. It also contains details of properties to be visited prior to the next Planning Meeting. A copy is attached.

### **74. DECLARATION OF INTEREST**

There were no declarations of interest received.

### **75. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS**

Application 173177 – The Lodge, North Court, The Ridges, Finchampstead South, was withdrawn from the agenda.

### **76. APPLICATION NO 172331 - MATTHEWS GREEN FARM (EMMBROOK)**

**Proposal:** Application for the approval of Reserved Matters pursuant to Outline planning consent O/2014/2242 for the erection of a new Community, Primary and Nursery school building with associated access off Road 24, parking and landscaping including the provision of playing fields and hard court play area. Appearance, landscaping, layout and scale to be considered.

**Applicant:** Wokingham Borough Council

The Committee received and reviewed a report about this application, set out in Agenda pages 9 to 45.

The Committee were advised that the Members' Update included:

- An amendment to condition 9 to include reference to the size of the All Weather Pitch;
- Additional comment that the school would be delivered in tandem with the Matthewsgreen Community facilities;
- Comment that the building for the school would include a sprinkler system.

Piers Brunning, Wokingham Borough Council, applicant, spoke in favour of the application. He commented that plans had been improved to address Members concerns regarding the adequacy of outdoor space. If installed, the all weather pitch could also be used by the community at appropriate times.

A Member commented that it was important that residents were able to use the pitch outside of school hours. The Service Manager, SDL Planning Delivery indicated that this would be part of the Management Agreement.

A Member asked what materials the all weather pitch would be made of and was informed that this would be controlled by conditions.

**RESOLVED:** That application 172331 be approved subject to the conditions set out in Agenda pages 11 to 15 and amended condition 9 as detailed in the Members' Update.

#### **77. APPLICATION NO 172751 - MATTHEWSGREEN FARM (EMMBROOK)**

**Proposal:** Application for the approval of Reserved Matters pursuant to Outline planning consent O/2014/2242 for the erection of 244 residential dwellings, associated amenity spaces, access, garages, parking, internal roads, pathways, drainage and associated Landscaping. (Appearance, Landscaping, Layout and Scale to be considered).

**Applicant:** Bovis Homes

The Committee received and reviewed a report about this application, set out in Agenda pages 47 to 73.

The Committee were advised that the Members' Update included:

- Amendment to the description of the application to reflect a reduction in one residential unit in 'Apartment Block B' (243 residential dwellings overall);
- Alteration to recommendation;
- Inclusion of drawing numbers under condition 2;
- Additional conditions after condition 6 regarding Highway Adoption Plan, Services Corridor Plan, Carports, Parking Layout Plan, and re-numbering of the remaining existing conditions;
- Wokingham Town Council consultation response;
- Deletion of wording 'with the exception of one unit' in Paragraph 35;

- Within Paragraph 42 replacement of 'Two existing TPO trees (T12 and T13)' with 'Three existing TPO trees (T12, T13 and T17);'
- Amendment to parking table.

A site visit had been undertaken in 2015.

John Gately, agent, spoke in favour of the application. He commented that the application provided an opportunity for high quality homes and that the applicant's commitment to engagement was ongoing.

A Member asked for clarification of the road widths. The Service Manager, Highways Development commented that the primary access road from the Northern Distributor Road serving the development should be constructed with a minimum carriageway width of 5.5m for the first 12m, and with a minimum carriageway width of 5m thereafter. In response to Member questions regarding refuse vehicles and buses accessing the roads, the Service Manager Highways Development commented that buses would only be operating on the Northern Distributor Road through Matthewsgreen and not on the development roads in question, however all these roads would be of sufficient width to accommodate refuse vehicles.

A Member commented that it was positive that affordable housing was being proposed as part of the application.

A Member questioned whether the Council would be responsible for the street lighting in the development. The Service Manager Highways Development indicated that where the road was adopted the Council would be responsible for the lighting and where it was not it would be the responsibility of the developer and/or an associated Management Company. It was thought that all the street lighting would be adopted.

A Member queried the comment from Wokingham Town Council that affordable housing could not be delivered for at least three years because the land on which it was scheduled to be built was leased to the current tenants. The Service Manager, SDL Planning Delivery clarified that this was not the case and that it could be delivered early on and across the site.

It was noted that Natural England although not objecting to the application had stated that the layout should be better designed to provide a clear and legible route through to the SANG. Officers commented that until the Northern Distributor Road opened in the next month the route to the SANG was somewhat convoluted but that this would be a short term issue.

In response to a Member question regarding the deeding of SUDs, the Service Manager Highways Development stated that those located within open space and areas to be adopted would be adopted by the Council with appropriate commuted sums.

**RESOLVED:** That application 172751 be approved subject to the altered recommendation as detailed in the Members' Update, the conditions set out in Agenda pages 48 to 50 and additional conditions detailed within the Members' Update.

**78. APPLICATION NO 172934 - 'EASTERN GATEWAY' LAND AT WATERLOO ROAD. WOKINGHAM WITHOUT**

**Proposal:** Full application for construction of 420m single carriageway road (with a total width of 15m) and accompanying footways/ cycleways. This route will connect the Montague Park residential development (William Heelas Way) to a new junction with Waterloo road, a 4-arm roundabout, via a new bridge over the Reading-Waterloo Railway Line (Second Phase of South Wokingham Distributor Road).

**Applicant:** Wokingham Borough Council

The Committee received and reviewed a report about this application, set out in Agenda pages 75 to 132.

The Committee were advised that the Members' Update included:

- A correction to highlight that a consultation response had been received from Royal Berkshire Fire and Rescue;
- Two additional objections.

Jean Mulovi, Wokingham Borough Council, applicant, spoke in favour of the application. She commented that the closure of the Waterloo Road level crossing required the stopping up of a section of Waterloo Road either side of the crossing. An application had been made to the Department of Transport for a Stopping Up Order for a section of Waterloo Road. An order could only be made if planning consent was granted. Members were advised that the Waterloo Road railway crossing would only be closed once the Eastern Gateway was open to traffic.

A Member emphasised that it was important that people were aware that the Star Lane Crossing would not be closing.

In response to a Member question regarding HGVs accessing William Heelas Way, the Service Manager, Highways Development indicated that there was a piece of work to be undertaken around signage, which was separate to the planning application and was being dealt with by the Council's Highways Department.

Members discussed shared cycleway/footways. In response to a Member question the Service Manager, Highways Development commented that should the cycleway/footway become much busier in future the infrastructure to be provided could be altered with minor alterations to provide segregation of users if required.

**RESOLVED:** That application 172934 be approved subject to the conditions set out in Agenda pages 76 to 85.

**79. APPLICATION NO 173287 THAMES VALLEY SCIENCE PARK - PHASE 1 (BUILDING 2), LAND NORTH OF CUTBUSH LANE, SHINFIELD**

**Proposal:** Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 (as extended under planning permission 152330) for the development of phase 1 of Thames Valley Science Park, comprising the construction of Building 2 of the Gateway Building and all associated landscaping and ancillary works, plus temporary car parking arrangements - Appearance, Landscaping, Layout and Scale to be considered.

**Applicant:** University of Reading



The Committee received and reviewed a report about this application, set out in Agenda pages 133 to 167.

The Committee were advised that the Members' Update included:

- Replacement of conditions as set out in the report to reflect minor amendments to wording of conditions 1, 3, 8, 9, 10, 12, 13 and 14, deletion of conditions 2 and 4 and amendment to condition 8 (now 6);
- Clarification for climate change buffer.

Jonathan Locke, agent, spoke in favour of the application and highlighted some of the features of the application.

A Member questioned what industry would be carried out at the Science Park and how far away the site was from the nearest residential area. The Case Officer indicated that laboratory, research and development work would be undertaken and that the nearest residential property was some distance from the Science Park. Hours of operation and noise would be controlled by the outline consent.

**RESOLVED:** That application 173287 be approved subject to the conditions set out in the Members' Update.

#### **80. APPLICATION NO 171737 - PARKLANDS, EAST OF BASINGSTOKE ROAD, SHINFIELD SOUTH**

**Proposal:** Hybrid Planning Application Outline application (all matters reserved only access to be considered) for up to 55 dwellings (Use Class C3) and all associated parking, landscape and access.

Full planning application for 1.56 hectares of Suitable Alternative Natural Greenspace (SANG).

**Applicant:** Taylor Wimpey and Barton Wilmore

The Committee received and reviewed a report about this application, set out in Agenda pages 169 to 214.

Members had undertaken a site visit.

The Committee were advised that the Members' Update included:

- An amendment to the recommendation to highlight that the applicant had agreed to a reduction in the timeframes for the submission of reserved matters to one year to show commitment to the development. Also additional wording regarding the completion of the Legal Agreement;
- Amendment to condition 4;
- Additional condition regarding landscaping and boundary treatments adjacent to Lieutenants Cottage;
- Additional informative.

Andrew Grimes spoke on behalf of Shinfield Parish Council in objection to the application. He commented that the number of houses for the area as set out in the Managing

Development Delivery Plan had already been exceeded. There was a need to maintain the Green Gap between Three Mile Cross and Spencers Wood. Whilst the Parish Council recognised the principle of the development, it was felt that the application would only be acceptable if a number of conditions were put in place. Andrew Grimes stated that drainage in the area was poor and that this needed to be remedied. He requested that the existing flora and fauna be protected and that Footpath 20 be protected during any construction. In addition he referred to previously agreed traffic calming measures. Finally he referred to the impact of the proposed development on Lieutenant Cottage, a Grade II listed building which had limited foundations and already suffered from vibrations from road users. It was suggested that this building needed to be protected.

Jill O'Connell, resident, spoke in objection to the application. She commented that Spencers Wood was a rural village. She was of the view that there would be a negative impact on neighbouring properties as a result of noise and light pollution and dust. It was already difficult to turn into driveways due to traffic and this would be exacerbated by increased traffic. She expressed concern that the foundations of nearby cottages may be damaged further by vibrations from cars using the road. She also raised concerns that the privacy of the garden of Lawrence Dene would be compromised.

Gillie Gray, resident, spoke in objection to the application. She commented that the land was not part of the Strategic Development Location and had not been allocated for housing. The application was not in keeping with the Shinfield Parish Neighbourhood Plan which referenced the retention of the individual character of the different villages. Gillie Gray expressed concern regarding the impact on Lieutenant Cottage. It was felt that fencing erected would cause a loss of privacy and light to her property. She emphasised that the development would worsen drainage issues in the area and that traffic calming measures had already been approved previously.

Barrie Patman, resident, spoke in objection to the application. He emphasised the need to maintain the Green Gap between Three Mile Cross and Spencers Wood. He questioned the benefits of the application, commenting that the SANG would be smaller than it could be and that connectivity was already in place due to the existence of Footpath 20. In addition Barrie Patman commented that S106 agreements were already in place to provide traffic calming measures. He was of the view that the proposed pedestrian crossing would not be in the most appropriate place.

Nick Patterson-Neild, agent and Leigh Abley, spoke in favour of the application. Nick Patterson-Neild commented that the development would make an important contribution to the Borough's current and future needs. The SANG would improve accessibility and walking routes from east to west of the area and create recreational links. Access and parking would be in accordance with the Council's standards. A footpath to the east of the development would be enhanced which in turn would enhance connections to Oakbank School. The applicant had worked with Officers and drainage officers to investigate existing water courses and natural overland flow routes. Proposals would provide significant management and mitigation of uncontrolled overland flows across the site through the introduction of SUDs features. Nick Patterson-Neild commented that the proposed pedestrian crossing on Basingstoke Road would be delivered early in the construction. He emphasised that the traffic impact of the development would be less than 2% in terms of impact on traffic flow on Basingstoke Road. With regards to Lieutenant Cottage there would be areas of planting around the building to reduce any adverse impact on privacy.

Councillor Charlotte Haitham Taylor, Ward Member, spoke in objection to the application. She stated that the application went against a number of the Council's policies including CP11 and CC02 which had regard to protecting the separate identities of individual settlements. The Green Gap between Three Mile Cross and Spencers Wood would be lost. It was felt that the application would have a detrimental effect on Lieutenant Cottage. The height of the buildings on the proposed site would mean that the cottage would potentially be overlooked. The chalet style buildings proposed were out of keeping with the area and conflicted with CP3 and CP9. Councillor Haitham Taylor felt that the application failed to adequately address CP3 and TB24. She also commented that the site had not been allocated for development in the Core Strategy and was not similar to the Keep Hatch development referenced within the officer report. In addition she felt that Wokingham's 5 year land supply was not a reason to approve the application and emphasised that Wokingham had already delivered in excess of the number of houses required to be delivered. The St Modwen Developments Ltd case from 2016 was referenced. Finally, Councillor Haitham Taylor indicated that plans were already in place for traffic calming measures and that existing traffic issues would be exacerbated by the development. Improved links between the SANG and Ryeish Green leisure centre were unnecessary due to existence of a footpath.

In response to Members' questions regarding the number of homes stated in the Managing Development Delivery Local Plan being exceeded and the site's location within the Strategic Development Location or otherwise, the Service Manager, SDL Planning Delivery commented that the original Strategic Development Location had been for 2500 homes but that the numbers were not fixed and that the Policy / Supplementary Planning Document for the area should not be seen as a static document. If a development was sustainable it had to be considered on its own merits.

In response to Members questions regarding the potential impact on the Grade II listed building, Lieutenant Cottage, the Service Manager, SDL Planning Delivery stated that there would be an impact, however, it was felt that sufficient landscaping and distance could be put in place to mitigate this impact. Members were advised that how a building was secured was not a planning matter.

A Member asked about the protection of wildlife and was informed that this could be conditioned.

The Committee discussed drainage issues. Officers advised that discussions had taken place on this matter. In terms of the SANG there would be sufficient space for drainage ponds and SUDs drainage measures.

Members asked about traffic calming measures and the controlled crossing. The Service Manager Highways Development commented that with regards to the traffic calming schemes identified through the Spencers Wood and Three Mile Cross part of the Strategic Development Location and secured through a S106 agreement, it had been considered acceptable to push back their delivery to ensure no abortive work was undertaken. Once a number of development and improvement works had been implemented the traffic calming schemes would be delivered.

The Service Manager Highways Development clarified the position regarding Footpath 20.

In response to Members' questions regarding the Green Gap, the Service Manager SDL Planning Delivery indicated that the gap would be retained and the development offered

the opportunity for the gap to be retained in perpetuity as it would be transferred to the Council. There would be opportunities to undertake landscaping within the SANG and to create new public open space. A Member asked how separation between settlements was defined and was informed that there was not a set definition regarding distances.

The Service Manager SDL Planning Delivery clarified that the site had not been allocated for housing but was within the Strategic Development Location boundary.

It was confirmed that the power lines on the site would be undergrounded.

A Member asked about permeability of the site. The Service Manager SDL Planning Delivery indicated that Footpath 20 ran along the eastern boundary of the site and that the Brambles development linked into that. A permeable link would be created by upgrading and improving Footpath 20 on the proposed site. This would link to Ryeish Green Leisure Centre. In addition a path would be put in place in the SANG and also across the May's Farm SANG to Oakbank School, providing better links across the wider area.

Some Members expressed concern regarding the size and scale of the proposed dwellings on the ridgeway. Officers agreed but advised that this was a matter for consideration at the detailed reserved matters application stage and noted that this application was for up to 55 dwellings.

The Committee was concerned that the application did not comply with a number of policies. Officers emphasised that it was believed that the impact of the development could be adequately mitigated, overcoming policy concerns and irrespective of the 5 Year Land Supply matter.

Councillor Angus Ross proposed that the application be deferred to enable a review of the impact of the conflict of the application with a number of the Council's policies and a clearer understanding of the relevance of the 5 Year Land Supply to be provided. This was seconded by Councillor Rachelle Shepherd-DuBey.

**RESOLVED:** That application 171737 be deferred to enable a review of the impact of the conflict of the application with a number of the Council's policies and a clearer understanding of the relevance of the 5 Year Land Supply to be provided.

**81. APPLICATION NO 173177 -THE LODGE, NORTH COURT, THE RIDGES, FINCHAMPSTEAD SOUTH**

This application had been withdrawn from the agenda.

**82. APPLICATION NO 173515 - MERCHISTON, BLAKES LANE, WARGRAVE**

**Proposal:** Householder application for the proposed erection of single storey sides and rear extension following the demolition of existing annex plus part two storey side extension to dwelling.

**Applicant:** Mrs Erin Barber

The Committee received and reviewed a report about this application, set out in Agenda pages 235 to 259.

The Committee were advised that the Members' Update included:

- A correction to the section of the report regarding the maximum permitted volume increase being 35%. The report should read that the current increase from the original volume was 47%, and that the development would result in the total volume increasing to 52.4%.

A site visit had been undertaken.

Jeremy Spratley, agent, spoke in favour of the application. He commented that no objections had been received from the Parish Council or other residents and that the proposed extension would have less of an impact than should the certificate of lawfulness already granted be implemented.

The Chairman read out a statement of behalf of Councillor John Halsall, Ward Member. Councillor Halsall stated that the certificate of lawfulness already granted would have a greater impact on the surrounding area and that a common sense approach was required.

In response to comments from Members, the Operational Development Management Lead Officer stated that the proposal was by definition harmful to the Green Belt due to the proposed volume increase.

Members commented that the site was not overlooked and no objections had been received. Some Members were of the view that the proposed design of the extension was sympathetic to the host dwelling, that significant harm would not be caused and that there would not be an impact on neighbours. It was also felt that the potential implementation of the certificate of lawfulness already granted created very special circumstances which would outweigh the harm to the Green Belt.

Councillor Philip Houldsworth proposed that the application be approved on the grounds of special circumstances, which would outweigh the harm identified. This was seconded by Councillor Rachelle Shepherd-DuBey.

**RESOLVED:** That application 173515 be approved subject to a mechanism to ensure that the certificate of lawfulness permission not be implemented.

### **83. APPLICATION NO 172420 PENFOLD, LODGE ROAD, HURST**

**Proposal:** Householder Application for the proposed erection of a 9.5m by 4.0m deep glass and aluminium canopy fixed to rear elevation, plus the installation of a fireplace with flue fixed to side elevation.

**Applicant:** Mrs and Mrs John and Lesley Jarvis

The Committee received and reviewed a report about this application, set out in Agenda pages 261 to 275.

**RESOLVED:** That application 172420 be approved subject to conditions set out in Agenda page 262.

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Application Number	Expiry Date	Parish	Ward
173584	02/02/2018	Woodley	Coronation

<b>Applicant</b>	Directors of Waingels Academies Trust
<b>Site Address</b>	Waingels College, Waingels Road, Woodley RG5 4RF
<b>Proposal</b>	Full planning application for the demolition of existing store building attached to sports hall and erection of all-weather multi-use games area with floodlighting columns
<b>Type</b>	Full
<b>PS Category</b>	516
<b>Officer</b>	Simon Taylor
<b>Reason for determination by committee</b>	Listed by Councillor Baker

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday 11 April 2018
<b>REPORT PREPARED BY</b>	Assistant Director – Place

## SUMMARY

The Waingels College campus is a secondary school located on the northern side of Waingels Road in Woodley. It comprises a variety of two storey buildings and two main car parks at the southern end of the site with 7.5 hectares of playing fields and other sports facilities at the northern end. The school was redeveloped following a grant of planning permission in 2008 under planning application reference F/2008/1844.

The proposal seeks to install a multi-use games area (MUGA) with a playing surface area capable of accommodating 11-a-side football. It will comprise fencing and 8 x 15.5m high floodlights enabling 'pay and play' use by the community until 10pm Mondays – Saturdays and 6pm Sundays. The school has previously installed a smaller floodlit MUGA immediately to the east which is the equivalent size of a tennis court and has 6 x 10m high floodlights. The existing MUGA is limited by condition for use until 10pm (planning application 163217).

Residential development adjoins the western boundary of the school and across Waingels Road to the east with the Great Western main line railway forming the northern boundary. The MUGA will be sited approximately 85m from the residential properties to the west and 145m from the residential properties to the east.

Given its distance from residential properties, limited scale and screening by existing buildings, the application proposal is considered to be acceptable, subject to Conditions 3-7 relating to installation/construction, the preparation of a noise assessment and limiting the hours of operation.

## PLANNING STATUS

- Countryside (Part) Major Development Location (Part)
- Opposite Ancient Woodland (TPO protected)
- Flood Zone 1
- Bat consultation zone
- Groundwater protection zone

- Landfill gas consultation zone
- Landfill Buffer (250m)
- Wind turbine safeguarding zone
- Sand and gravel extraction consultation zone

## RECOMMENDATION

**That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following conditions and informatives:**

### Conditions

#### 1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

*Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*

#### 2. Approved details

This permission is in respect of the submitted drawings numbered Rea-051-023 and Rea-051-024 (dated December 2017), Rea-051-026 Rev A (dated 8 December 2017) and Rea-051-027 (dated January 2018). The development shall be carried out and maintained in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.*

#### 3. Noise Assessment

Before the multi use games area, hereby permitted, is used, a noise assessment shall be carried out and a scheme submitted to and approved in writing by the local planning authority which specifies the provision to be made for the control of noise emanating from the use of the pitch. The approved scheme shall be fully implemented prior to the pitch being used and maintained thereafter.

*Reason: In order to protect the amenities of local residents. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policy CC06.*

#### 4. Installation of Lighting

The floodlights hereby permitted are to be installed, maintained and operated in accordance with the details and guidance outlined in the Lighting Impact Assessment, reference SP1125/4, prepared by Neil Johnson Sports Lighting Consultants Ltd and dated 7 December 2017 as well as the accompanying drawings numbered SP1125\_4 and SP1125/5, both dated 7 December 2017.

*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the details hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policy CC06.*

#### 5. Construction of Multi Use Games Area (MUGA)



The MUGA, hereby approved, shall be constructed in accordance with the Sport England Design Guidance Note Artificial Surfaces for Outdoor Sport Updated guidance for 2012 (or any successor document should this guidance be updated).

*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the details hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policy CC06.*

#### 6. Hours of use

The multi use games area and floodlighting hereby permitted, shall not be used other than between the hours of 8am and 10pm Monday to Saturday and between the hours of 10am and 6pm on Sundays. No use is permitted on Bank or Public Holidays. Lighting is to be operated by a secure/lockable, automatic, timer controlled switch.

*Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

#### 7. Site Access

The school gate from Denmark Avenue is to remain locked except between the hours of 7am and 5pm on days when the school is open.

*Reason: To deter the parking of vehicles outside of the school grounds, manage parking and protect the amenities of local residents. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies CC06 and CC07.*

#### 8. Materials

The materials used in the construction of this development shall match those as shown on the approved drawings and application forms unless otherwise agreed in writing by the Local Planning Authority.

*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.*

#### Informatives:

##### 1. Changes to the Approved Plans

The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

##### 2. Pre Commencement Conditions

Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

### 3. Evidence of Bats

Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

### 4. P&P – Approved and Discussion/Amendments Required

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of providing additional plans. The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

<b>PLANNING HISTORY</b>		
<b>App Number</b>	<b>Proposal</b>	<b>Decision</b>
42420	One replacement and five temporary classrooms	Approved 23 May 1994
44409	Garage for storage of scout equipment	Approved 16 June 1995
44577	Extension to sports block to form drama studio, weights room and equipment storage	Approved 7 August 1995
FP/1995/4056	Drama and dance studio	Refused 19 January 1996
F/1997/64927	First floor extension	Approved 18 March 1997
F/1997/66037	Conversion of flat roofs to pitched roofs	Approved 18 September 1997
FP/97/6548	First floor extension to sixth form	Approved 12 November 1997
FP/97/6708	Conversion of flat roofs to pitched roofs	Refused 25 September 1997
FP/97/6708/A	Music and boiler room	Approved 9 January 1998
F/1998/67833	New classroom building	Approved 3 August 1998
F/1998/67875	Conversion of flat roofs to pitched roofs	Approved 13 August 1998
F/1998/68280	Single storey extension for storage area	Approved 26 November 1998
FP/98/7754	Conversion of flat roofs to pitched roofs	Refused 20 August 1998
FP/98/7852	Double classroom	Approved 19 August 1998
FP/98/7754/A	Conversion of flat roofs to pitched roofs	Approved 19 August 1998
F/2000/1615	Portable double classroom	Approved 19 July 2000
FP/2000/0941	Single storey pitched roof classroom block	Approved 12 September 2000
F/2000/2639	Six new classrooms and support accommodation to hall	Approved 17 January 2000
F/2004/3593	First floor extension for teaching facility with disabled access	Approved 7 February 2005
F/2005/5292	Two storey modular teaching block	Approved 22 September 2005
F/2005/6566	Multi use games area with artificial grass	Approved 8 February 2006

F/2008/1844	Redevelopment of Waingels College for new secondary school academic floorspace comprising four new two storey buildings and retention and refurbishment of five existing single and two storey buildings, new vehicular access from Waingels Road	Approved 4 December 2008
F/2011/0574	Single storey extension to the existing sports block for a PE classroom and associated storage	Approved 4 May 2011
160062	Change of use from dwelling (C3) to nursery (D1) plus single storey side and rear extension to dwelling	Approved 25 May 2016
163217	Erection of 6no floodlighting columns at the Multi Use Games Area (MUGA)	Approved 16 January 2017

<b>SUMMARY INFORMATION</b>	
Site Area	School campus measures 10.8 hectares with sports fields and open space making up approximately 7.6 hectares.
Previous land use(s)	Class D1 school campus with playing fields and car parking.
Number of jobs created/lost	Nil.
Existing parking spaces	Two separate car parks with a total of 175 spaces.
Proposed parking spaces	No change.

<b>CONSULTATION RESPONSES</b>	
Environmental Health	No objections on the grounds of light spillage to neighbouring properties. Some concerns are raised in relation to noise disturbance, necessitating the submission of a noise assessment as a pre commencement condition. See Condition 3.
Ecology	No objection.
Highways	No objection.

<b>REPRESENTATIONS</b>	
Woodley Town Council	<p>Concerns were raised with the following aspects:</p> <ul style="list-style-type: none"> <li>• Hours of use are excessive (paras. 18-20)</li> <li>• Light pollution to surrounding houses (paras. 23-26)</li> <li>• Noise pollution, acoustic boards should be applied (paras. 18-20)</li> <li>• Disposal of construction waste (Officer comment: There will be limited construction waste with the minor demolition of an existing storage shed, the removal of existing court fencing materials and very limited groundworks. It is not sufficient to warrant further concern and there is no necessity for the preparation of a Construction Method Statement or Plan)</li> </ul>
Local Members	<p>Councillor Baker raised the following concerns:</p> <ul style="list-style-type: none"> <li>• There are sufficient all weather floodlit courts in the area (paras. 4-6)</li> </ul>

	<ul style="list-style-type: none"> <li>• Light pollution to surrounding houses (paras. 23-26)</li> <li>• Hours of use are excessive and should be reduced (paras. 18-20)</li> <li>• Noise pollution from use of the courts (paras. 18-20)</li> <li>• Potential parking problems (which can be mitigated by ensuring the pedestrian gate is shut to deter parking in Denmark Avenue) (Condition 7)</li> </ul>
Neighbours	<p>Eight comments received, which raised the following issues:</p> <ul style="list-style-type: none"> <li>• Light spill to surrounding residents (due to a lack of tree screening and separating buildings) affecting sleep and general amenity (paras. 23-26)</li> <li>• Lights should be turned off at night (paras. 23-26)</li> <li>• Who will turn the lights off? (paras. 23-26)</li> <li>• Noise pollution from sporting activities (paras. 18-20)</li> <li>• No acoustic report was provided (paras. 18-20)</li> <li>• Operating hours are excessive for seven day a week use (paras. 18-20)</li> <li>• Will add to traffic congestion, pollution and safety risks (paras 27-31)</li> <li>• Juniors will not use the facility to 10pm/ should not be used for private hire/ lack of demand for an all-weather, floodlit pitch with other facilities in the local area (paras. 4-6)</li> <li>• Lack of waste disposal arrangements (Officer comment: there will be limited construction waste associated with the demolition of the existing storage shed, the existing court fencing materials and minor groundworks. It is not sufficient to warrant further concern and there is no necessity for the preparation of a Construction Method Statement or Plan)</li> <li>• Excess energy use (Officer comment: the proposal is not unreasonable on energy efficiency grounds and this does not warrant refusal of the application. The lighting is only intended to be on during the evening hours and the intensity of the lighting can be altered to accommodate different ball sports)</li> <li>• Lack of notification (Officer comment: The application was reconsulted to neighbouring properties in Denmark Avenue due to concerns with the scope of the original consultation area)</li> </ul>

#### APPLICANTS POINTS

- The proposal represents an enhanced community facility
- There are limited pay and play facilities in the local area
- The impact upon neighbour amenity is negligible
- A lighting assessment was submitted with the application and found the proposal to be satisfactory
- The proposal is consistent with the previous approval for a MUGA in terms of use and hours of operation

<b>PLANNING POLICY</b>		
National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP2</b>	Inclusive Communities
	<b>CP3</b>	General Principles for Development
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP11</b>	Proposals outside Development Limits
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC06</b>	Noise
	<b>CC07</b>	Parking
	<b>CC09</b>	Development and Flood Risk
	<b>CC10</b>	Sustainable Drainage
	<b>TB08</b>	Open Space, Sport and Recreational Facilities Standards
	<b>TB21</b>	Landscape Character
	<b>TB23</b>	Biodiversity and Development
Other	<b>BDG</b>	Borough Design Guide
	<b>SDC</b>	Sustainable Design and Construction Supplementary Planning Document
	<b>SPD</b>	Woodley Design Statement
	<b>OSRS</b>	Wokingham Open Space, Sports and Recreation Strategy 2013

<b>PLANNING ISSUES</b>
<p><b>Description of Development:</b></p> <ol style="list-style-type: none"> <li>1. The proposal involves the demolition of a storage area adjacent to the main sports hall, removal of two existing tennis courts and the construction of an uncovered multi use playing area between the sports hall and hockey field measuring 101m x 60m. It also includes the installation of 3.2m high fencing around the perimeter of the court and a total of eight x 15.5m high floodlights along the northern and southern sides of the pitch.</li> </ol> <p><b>Principle of Development:</b></p> <ol style="list-style-type: none"> <li>2. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.</li> </ol>

3. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major development category.
4. The MUGA forms part of the wider school campus and meets the sustainability intent of the NPPF and Policies CP4, CP6, CP9 and CP11 of the Core Strategy. It is well served by public transport, with a bus stop 500m to the south in Tippings Lane providing regular services between Woodley and Reading. It is also easily accessed by bicycle.
5. The facility will be open to the public for private hire (pay and play) outside of normal school hours and up to 10pm (6pm Sundays). Given the acceptable nature of the proposal on acoustic and light pollution grounds, discussed in further detail below, there are no planning objections to this arrangement. It accords with the Open Space, Sports and Recreation Strategy 2013, which permits the 'dual use of both primary and secondary school sports facilities...providing that these facilities include a higher proportion of artificial turf pitches or hard courts than might otherwise be expected.'
6. Submissions against the application argued that there were other underutilised floodlit facilities within 3 miles of Woodley Town Centre and that the proposed MUGA is not required. However, the primary aim of the application is to provide additional facilities for students, and therefore no objection is raised should the facilities be underutilised outside of school hours.

#### **Character of the Area:**

7. Part of the area where the pitch will be located is within the countryside, which also encompasses all of the main sports fields to the north. All of the buildings and the car park to the south and west of the pitch are located within the settlement boundary. The intent of this delineation is to limit the further encroachment of buildings on the campus and to protect the openness that the sports field delivers to the northern part of the school as well as surrounding open space and countryside.
8. Policy CP11 of the Core Strategy permits development outside of development limits (including countryside) only where it contributes to a sustainable rural or recreational enterprise, does not lead to excessive expansion away from the original building and is contained within a building suitable for conversion or where it does not result in inappropriate increases in scale, form or footprint or would bring about environmental improvement.
9. The proposal satisfies Policy CP11 because it involves a recreational enterprise, does not involve any further encroachment into the countryside and does not involve any enclosing built form.
10. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and

must be of high quality design. Furthermore, Policy RD9 of the Borough Design Guide SPD requires that development on the settlement edge create an edge and incorporate soft landscaping to integrate to the rural setting and Policy NR8 requires high quality and simple materials and components.

11. The court will be comprise an uncovered hard paved area situated amongst existing buildings and sports facilities. It is replacing an existing smaller hard paved and fenced court to the west of another hard court. It will not encroach any further north into the main sports playing fields than the existing building line or court. The openness of the area will remain intact, particularly with the partial demolition of the amenity shed to the west that is currently attached to the sports hall.
12. The proposal also includes the installation of 3.2m high fencing around the playing surface and 8 x 15.5m high floodlights along the northern and southern (or long) sides of the court. Policy R12 of the Borough Design Guide SPD states that boundary treatments contribute positively to the character of the area. The fencing will be open in nature and will allow sightlines through the site. It is not out of character with other facilities within the school campus and is not dissimilar to the existing fencing for the netball/basketball court. At 3.2m, the proposed fencing is not of excessive height and no objections are raised.
13. The floodlights are lightweight in nature with a width of 100mm. They are also retractable back onto the playing surface. At a height of 15.5m, they will extend above the height of the adjacent 8m high sports hall. However, the height is still not excessive given its location in the centre of the school campus and its position amongst the backdrop of the existing school buildings. The light spill will be contained to the immediate area, which will retain a suitable level of darkness in this area of the rural landscape to the north. It is also suitable in the context of the wider major development limits of the area to the west and south.
14. Accordingly, no objection is raised in relation to Policies CP3, CP11, RD9 and NR8.

#### **Residential Amenities:**

15. Policy CP3 of the Core Strategy aims to protect neighbouring amenity and Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact.
16. The MUGA will be located in the middle of the school grounds, some 85m from the rear boundary of the nearest residential property in Denmark Avenue to the east (100m to the nearest habitable room window) and 145m to the nearest residential property to the east. A total of 13 residential properties adjoin the school on the western boundary and the MUGA will be shielded from view from these properties to some degree by the existing 8m high sports hall and other school buildings to the south although it is also noted that there are no buildings to the north or east of the MUGA pitch. The smaller MUGA approved in 2017 lies immediately to the east.

Sunlight and Daylight, Dominance and Enclosure:

17. The MUGA pitch is enclosed by a 3.2m high fence, which itself is unimposing. It is surrounded by other taller school buildings and is 85m from the nearest boundary to a private garden. There is no perception of dominance or loss of light and as a result the proposal is acceptable.

#### Noise Disturbance:

18. Amongst the other existing activities of the school, including use of the outdoor sporting facilities and general lunchtime play, the use of the MUGA is unlikely to result in adverse or unacceptable noise transmission above that expected and tolerated of a secondary school. In this regard, it is acceptable.
19. However, its use after school hours and up until 10pm may result in additional noise transfer to surrounding residential properties outside of normal school hours, including during holidays. The Council's Environmental Health Officer raised some initial concerns with the potential noise transfer and noted that being in a semi-rural location, residents would expect some respite from the activities of the school when it is closed, although it is noted that the scheme is some distance from residential dwellings, the existing 8m high sports hall building acts as a noise barrier, especially to properties along Denmark Avenue which would serve to mitigate noise impact to some extent, and there are other noise sources in the area, including the mainline railway to the north.
20. An acoustic report was not submitted with the planning application. However, to address amenity concerns, a noise assessment and scheme specifying the provisions to be made for the control of noise is to be submitted to Council prior to the commencement of use has been suggested by the Council's Environmental Health Officers. Officers are satisfied that acceptable measures can be implemented if the noise assessment is found to require them, and so this can be imposed as a pre-commencement condition rather than provided as part of the application. Were any measures (e.g. acoustic barriers) found to be necessary, then these would have to be implemented prior to first use and retained thereafter.
21. Notwithstanding this, it is also prudent to limit the hours of use during the week and Saturdays to 10pm, on Sundays to between 10am to 6pm and no use on bank/national holidays.
22. The noise generation from the existing smaller MUGA pitch to the east (which is intended for smaller ball sports with fewer participants) is unlikely to have any discernible impact upon the noise generated from the proposed MUGA pitch. Noise associated with vehicle movements is also likely to be low and within the scope of existing traffic movements on Waingels Road. As such, there are no adverse concerns with traffic noise such as cars starting or doors being closed.

#### Light Spillage

23. The proposal includes the installation of eight x 15.5m high light towers, spaced at 25m intervals along the northern and southern sides of the MUGA pitch. The towers will extend to a height of 15.5m to allow for more downward projection onto the pitch and less sideways spillage/wastage. The lights will have rear shields and baffles on the northern lights to minimise light spill towards the rail



line and residential properties. Maximum luminance on the pitch will be 540 Lux with an average luminance of 360 Lux.

24. A Lighting Impact Assessment (reference SP1125/4) was submitted with the application. It takes account of the light spillage associated with the MUGA pitch to the east and evaluates any impacts upon residents, train drivers, passing traffic and the darkness of the rural locality. It notes luminance levels of 0.4-0.5 Lux at the boundaries of the school and very low levels (less than 25 Lux) within 15m of the pitch. Guidance on obtrusive light spill is provided by Institution of Lighting Engineers. In a suburban/urban area such as this, they advise a maximum level of light to windows of 10 lux 'before curfew' (up to 11pm) and 2 lux 'after curfew' (11pm to 7am). For reference, in a rural area the guidance would be a maximum of 5 lux before curfew and 1 lux after curfew. The submitted details demonstrate a maximum light spill to the boundaries of neighbouring properties would be 0.5 lux and therefore the proposal meets the guidance, subject to condition 4 above. The report was reviewed by the Council's Environmental Health Officer and the impact upon all of the above, including the amenity of surrounding residents, was considered to be acceptable.
25. Whilst the lighting will be visible in the backdrop of the school and its rural location, the existing school hall provides some shielding of light towards the west and there is at least 85m to the nearest residential property (100m to a habitable room window) and more than 150m to the train line to the north. Accordingly, the proposed lights are not considered to be unreasonable.
26. Accordingly, subject to Condition 5, there are no objections on light spillage grounds and there is no objection to the lights being in use until 10pm. Condition 5 requires that the lights be controlled by a timer and that access be secure so that it cannot be tampered with. There are also limitations to use on Sundays (no later than 6pm) and no use on bank holidays.

### **Access and Movement:**

#### **Parking and Traffic:**

27. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards. In this case, the MUGA pitch supplements the existing school facilities and the parking generation rate is applied per number of staff. Alternatively, with its availability for community use, the generation rate could also be applied at a rate of 20 spaces per pitch.
28. There is a decrease in floor area associated with the demolition of the storage facility adjacent to the main hall and no increase in the number of pupils or staff.
29. However, the MUGA will allow for increased after school usage by students, This would have the benefit of reducing peak traffic movements during the afternoon pick up time as more students will remain on the campus after hours and be picked up later in the afternoon. There would also be more parking spaces available in the existing car park.
30. The facility is also intended for use for private hire by members of the public up to 10pm nightly. With its dimensions allowing for 11-a-side football, there is the

potential for upwards of 30 additional people attending the school, when accounting for players, officials and spectators. Any perceived increase in parking and traffic movements from the use of the facility by coaches and players will be comfortably accommodated within the existing 175 car spaces and the movements will be outside of school hours when traffic flows are much lower. Cycling facilities are also available, which are likely to be used given the limited need for the equipment required for football activities.

31. Even when considering the likely cumulative traffic and parking generation arising from the MUGA already installed on the site, the existing parking facilities are sufficient to account for the increase in movements. In this regard, no objection is raised, particularly as Council's Highways Officer has reviewed the proposal and raises no objection. Notwithstanding this, Condition 7 has been imposed requiring that the pedestrian access gate to Denmark Avenue be closed between 5pm and 7am nightly to deter the parking of vehicles on surrounding streets and using this access point which is situated amongst residential dwellings.

#### Accessibility:

32. Policy CP2 of the Core Strategy seeks to ensure that new development contributes to the provision of sustainable and inclusive communities, including for aged persons, children and the disabled. The pitch will be installed at existing ground level, and there are blue badge spaces in the car park. This ensures that the proposal achieves full accessibility.

#### Flooding and Drainage:

33. Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding and Policy CC10 requires sustainable drainage methods and the minimisation of surface water flow. The site is located within Flood Zone 1. Given the low vulnerability of the outdoor use, as it is replacing an existing hard court tennis court and with inbuilt drainage as part of the new playing surface, there is no objection in terms of Policies CC09 and CC10.

#### Landscape and Trees:

34. Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character. The facility will be built partly on existing hardcourt tennis courts and partly within a grass area. No trees will be impacted and the main sports fields will be unchanged. As such, there are no adverse landscaping implications associated with the proposal and it is acceptable.

#### Ecology:

35. Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network. The Council's Ecology Officer has reviewed the proposal and notes that the hours of floodlight use are consistent

with the approval for the adjacent MUGA pitch. The lighting impact assessment provided with the application shows that the potential light spill will cover an area of amenity grassland, and will not affect the railway corridor which lies at the northern boundary. It is unlikely that there would be any significant impact on commuting or foraging bats and when considering its structure, the store is also unlikely to be used by roosting bats. Accordingly, there are no ecological objections.

**Waste:**

36. The development complements existing school facilities and will does not represent an increase in waste generation. Any refuse can be disposed of using existing facilities. As such, no objection is raised.

**CONCLUSION**

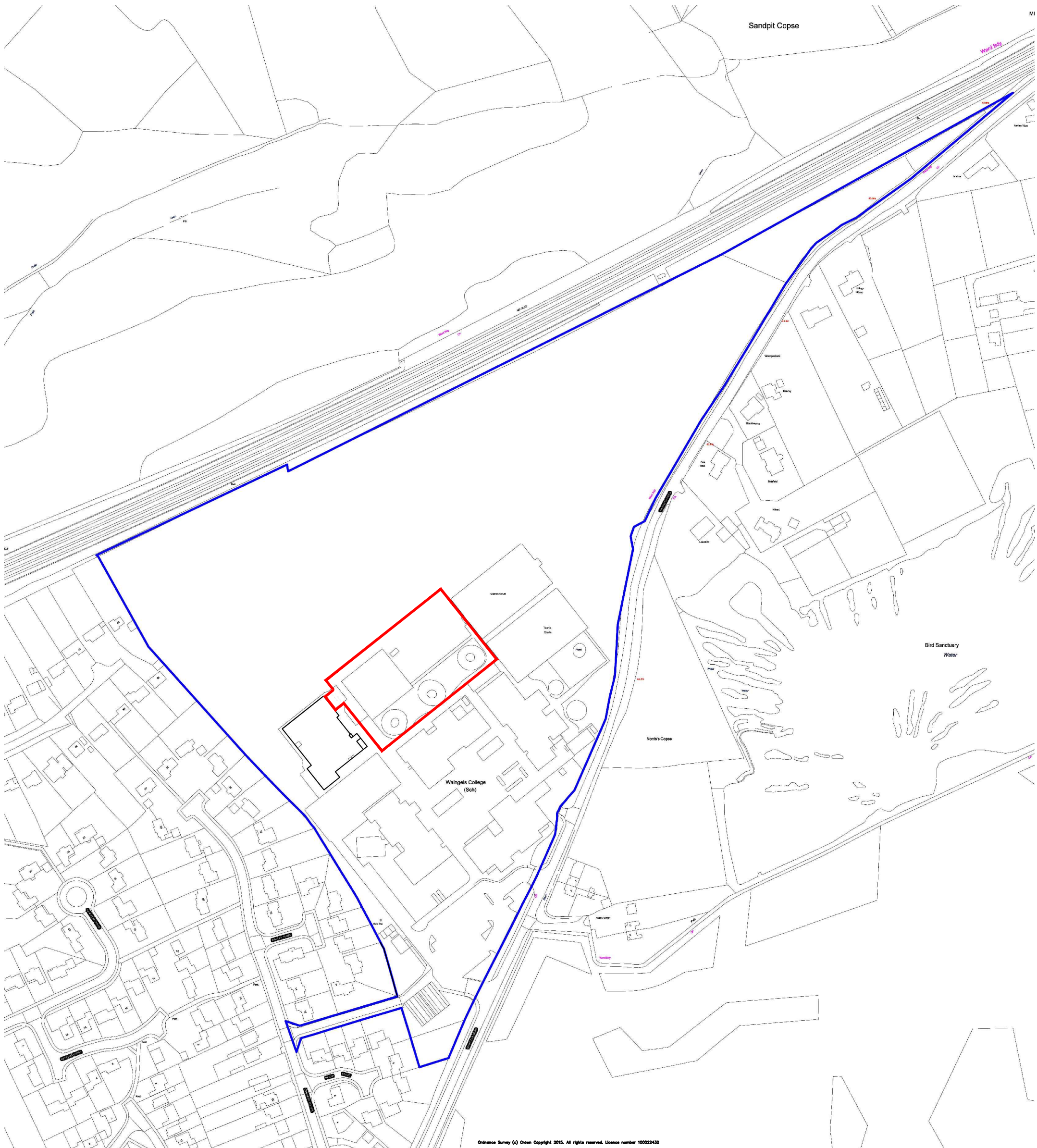
The proposed MUGA, including fencing and lighting, are considered to be acceptable in principle on this site, and the elements of the scheme within the countryside would not be harmful to it. Conditions are proposed to ensure that the development would not create unacceptable noise impacts upon surrounding residents, including a pre-comment noise survey and limits on the hours of use of the facility. Conditions are also proposed in respect of light, to ensure that the development does not have an unacceptable impact on nearby residents through light spill. A condition is also proposed to prevent parking on neighbouring roads.

Accordingly, subject to the imposition of planning conditions, the proposed development is recommended for approval.

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CLIENT  
Waingels College.

DRAWING  
Site Location Plan

PROJECT  
New 4G Pitch Development at Waingels  
29 College, Waingels Rd, Reading, RG5 4RF

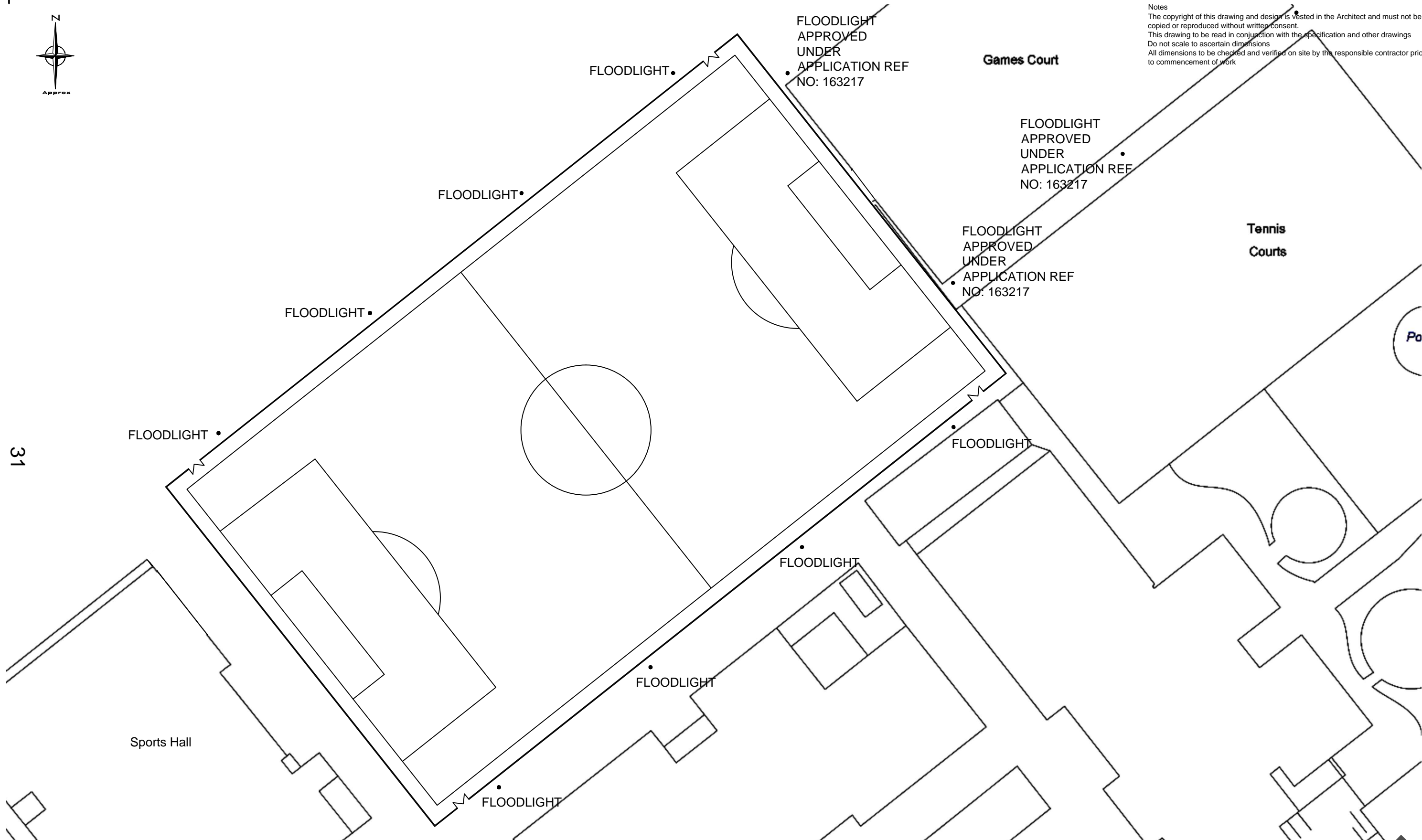
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31

A.	PROPOSED FLOODLIGHT POSITIONS AMENDED.	MS	08.12.17
Rev	Details	Alt.	Date/Chk

CLIENT  
Waingels College.

PROJECT  
New 4G Pitch Development at Waingels College, Waingels Rd, Reading, RG5 4RF

DRAWING  
Proposed Site Plan.

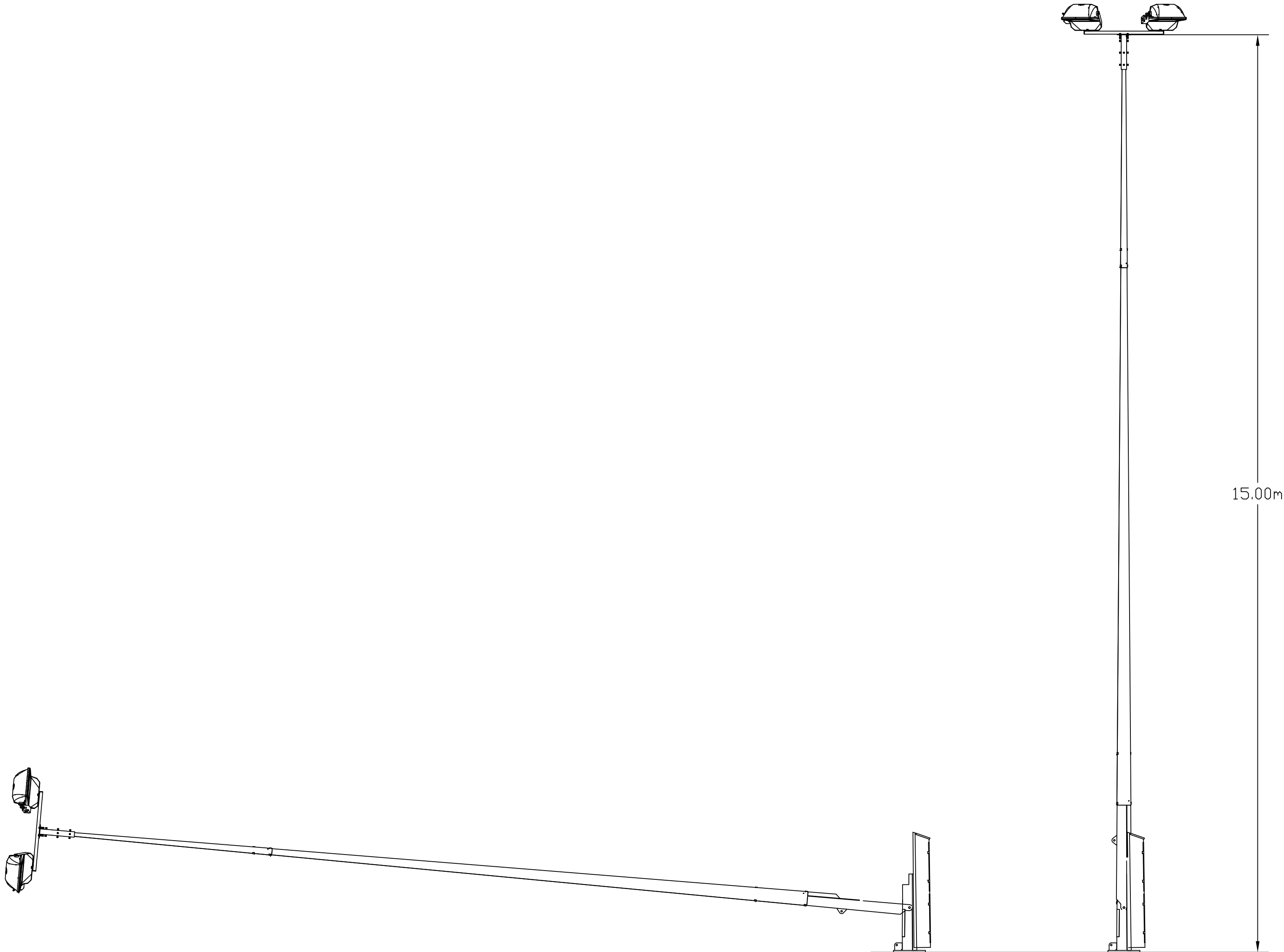
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MS	-		

**Sigma**  $\Sigma$   
Home Solutions

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Wolverhampton WV2 1EL  
Tel: 07749 525955  
SHS@sigma-surveying.co.uk  
www.sigma-surveying.co.uk

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Notes

15m Raising and lowering mast  
Octagonal steel sections  
Finished hot dipped galvanised  
Minimum carrying capacity - 100Kg  
Foundations designed by contractor



3 Millers Dale Drive  
South Normanton  
Derbyshire  
DE55 2LG  
**T** 07975 707391  
**E** njohnson66@sky.com

Project Title

WAINGELS COLLEGE  
PROPOSED 15m MAST

Client

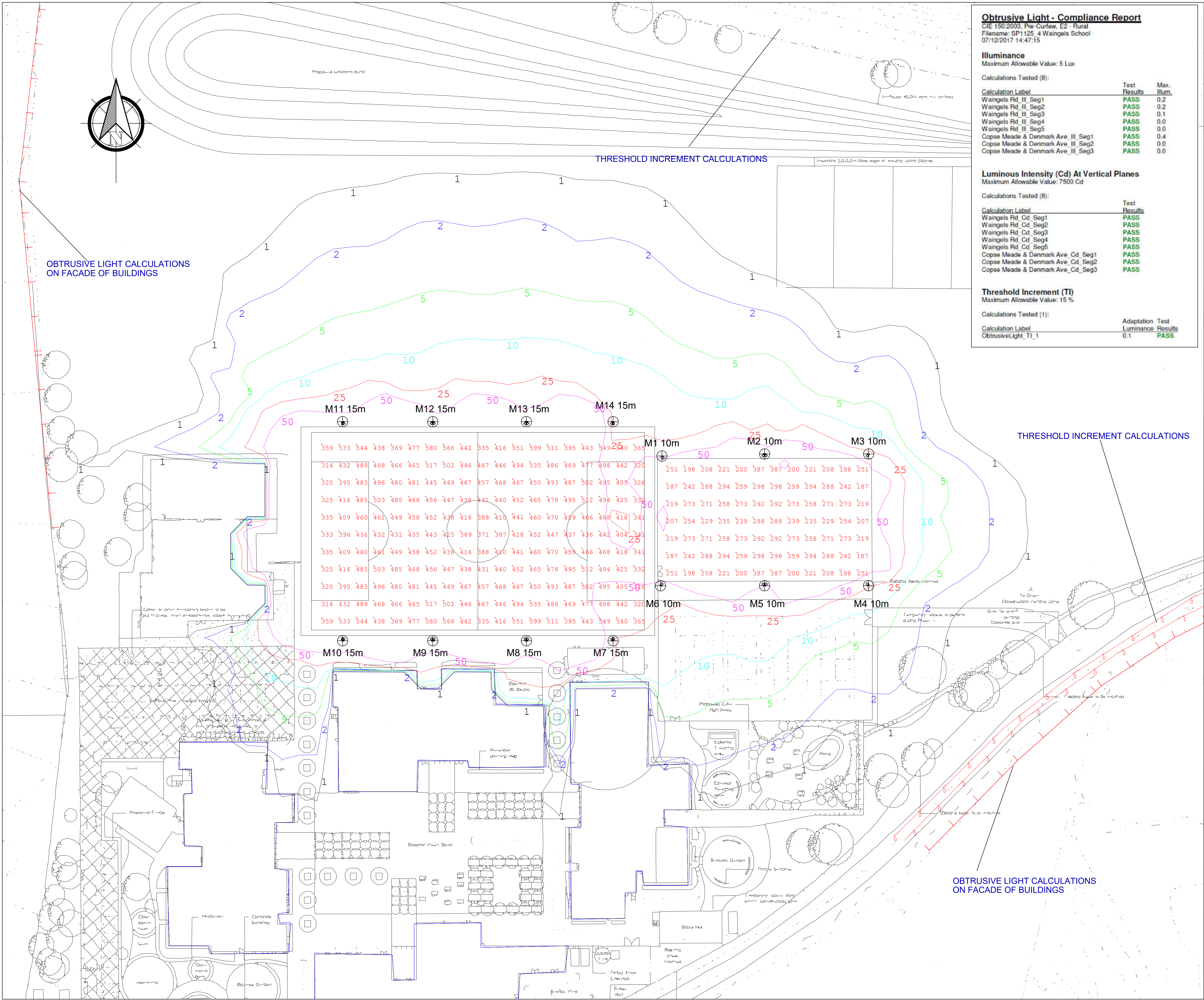
WAINGELS COLLEGE

Scale	Design Ref
1:50 at A2	SP1125/5
Date	Drawn By
7/12/2017	Neil Johnson

Lighting designs are calculated in AG32 lighting design software using exact dimensions. Site, manufacturing and installation tolerances may result in variations between calculated and measured values. All designs are produced in good faith and site measurements should be checked prior to installation. Neil Johnson, Sports Lighting Consultant accepts no liability for any losses due to incorrect installation.

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**Obtrusive Light - Compliance Report**

CIE 150:2003, Pre-Curlew, E2 - Rural  
Filename: SP1125\_4 Waingels School  
07/12/2017 14:47:15

**Illuminance**  
Maximum Allowable Value: 5 Lux

Calculations Tested (8):

Calculation Label	Test Results	Max. Illum.
Waingels Rd. III. Seg1	PASS	0.2
Waingels Rd. III. Seg2	PASS	0.2
Waingels Rd. III. Seg3	PASS	0.1
Waingels Rd. III. Seg4	PASS	0.0
Waingels Rd. III. Seg5	PASS	0.0
Copse Meade & Denmark Ave. III. Seg1	PASS	0.4
Copse Meade & Denmark Ave. III. Seg2	PASS	0.0
Copse Meade & Denmark Ave. III. Seg3	PASS	0.0

**Luminous Intensity (Cd) At Vertical Planes**

Maximum Allowable Value: 7500 Cd

Calculations Tested (8):

Calculation Label	Test Results
Waingels Rd. Cd. Seg1	PASS
Waingels Rd. Cd. Seg2	PASS
Waingels Rd. Cd. Seg3	PASS
Waingels Rd. Cd. Seg4	PASS
Waingels Rd. Cd. Seg5	PASS
Copse Meade & Denmark Ave. Cd. Seg1	PASS
Copse Meade & Denmark Ave. Cd. Seg2	PASS
Copse Meade & Denmark Ave. Cd. Seg3	PASS

**Threshold Increment (TI)**

Maximum Allowable Value: 15 %

Calculations Tested (1):

Calculation Label	Adaptation Test Results
ObtrusiveLight_TI_1	0.1 <b>PASS</b>

Floodlighting Equipment  
6 x 10m Masts(M1-M6) - Previous Approval  
8 x 15m Masts(M7-M14) - New Application  
Each carrying the following Floodlights :-  
M1,M3,M4,M6.....1 x 1KW Osram Siteco A3 Maxi  
M2,M5.....2 x 1KW Osram Siteco A3 Maxi  
M7-M14.....2 x 2KW Osram Siteco A3 Maxi

Note: Floodlights mounted on masts M1,M2,M3  
M11-M14 are fitted with rear shields.

Lamps(Philips)  
1KW MHN-LA/240/842(100,000 Initial Lm).  
2KW MHN-LA/240/842(100,000 Initial Lm).

Illuminance Levels(New 3G Pitch)  
Initial(100 Hrs)  
E(i)=450 Lux

Maintained(5000 Hrs)  
E(m)=360 Lux

Uniformity(Min/Ave)=0.70

Waingels Road Glare Calculation  
Threshold Increment=1%(Very Low)  
Based upon:-  
Road Surface Luminance=0.1cd/m²  
Observer at 1.5m AGL in line of travel.  
Winscreen cut off 90°  
British Stanard Tarmac Surface Reflectance

Grid values in Lux(initial).  
Grid interval = 5m.

Contour values in Lux (initial).  
Vertical Illuminance @ 3m AGL  
Contours: 2,5,10,25,50 Lux.

Maintenance Factor = 0.80



OSRAM SITECO A3 MAXI FLOODLIGHT

**Neil Johnson**  
Sports Lighting Consultants Ltd

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South Normanton  
Derbyshire  
DE55 2LG  
T 07975 707391  
E njohnson66@sky.com

Project Title  
Waingels College -3G Pitch Floodlighting

Client  
Waingels College

Scale  
1:500 @ A1

Design Ref  
SP1125\_4

Date  
7/12/2017

Drawn By  
Neil Johnson

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## Woodley Town Council

Clare Lawrence - Team Leader Development Management  
Wokingham Borough Council  
Shute End  
Wokingham  
Berkshire

Deborah Mander - Town Clerk  
The Oakwood Centre  
Headley Road  
Woodley  
Berkshire  
RG5 4JZ

Telephone 0118 9690356

Fax

Case Officer : Simon Taylor

Date 10/01/2018

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**Application No :173584**

Type : Full

Status : 0 New Application

**Date Received : 18/12/2017**

Applicant : Unknown  
Waingels College  
Waingels Road  
Woodley  
Berkshire  
RG5 4RF

Agent/Architect :

Location : Waingels College  
Waingels Road  
Woodley  
RG5 4RF

Parish :

N.G.R. :

Road Class :

Proposal : Full planning application for the demolition of existing store building attached to sports hall and erection of all-weather multi-use games area with floodlighting columns.

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### TOWN AND COUNTRY PLANNING ACT 1990 - LOCAL COUNCIL OBSERVATIONS

Woodley Town Council have considered the Application No 173584 and observations thereon are as follows :

Two residents were present at the meeting to voice their concerns regarding this application and one letter of concern had been received.

The Committee considered the proposal and asked that the following concerns raised by local residents be taken into consideration:

- The proposed hours of operation, from 8am to 10pm every day, are excessive.
- Concerns regarding light pollution from the flood lighting, as adjacent properties have bedroom windows facing towards the playing area.
- Concerns regarding increased noise levels.
- Concerns regarding the disposal of construction waste, which should be removed from the site.

The Committee also recommended that the use of acoustic boards around the playing area be considered.

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Application Number	Expiry Date	Parish	Ward
180243	26 <sup>th</sup> March 2018	Hurst	Hurst

<b>Applicant</b>	Ms A Jenkins
<b>Site Address</b>	1 Nelsons Lane, Hurst, RG10 0RR
<b>Proposal</b>	Householder application for the proposed raising of existing roof to create a first floor and additional accommodation in roof space, insertion of two side dormers windows, erection of a single storey rear extension, first floor side extension, removal of existing chimney stacks and changes to existing fenestration.
<b>Type</b>	Full
<b>PS Category</b>	633
<b>Officer</b>	Andrew Chugg
<b>Reason for determination by committee</b>	Listed by Councillor W. Smith

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 11 April 2018
<b>REPORT PREPARED BY</b>	Assistant Director – Place

<p><b>SUMMARY</b></p> <p>The application site is located along the north-western part of Nelsons Lane, which is within the countryside. The existing dwelling is a single storey detached house sited on a corner plot with neighbouring dwellings located to the southern side shared boundary along Nelsons Lane. The dwelling is set in a rectangular shape with a hipped roof and has benefitted from various extensions in the past.</p> <p>The application site is well screened from the road by matured hedgerows that run along the site boundaries including the north, east and south boundary of the site.</p> <p>This application is effectively a resubmission of two recent planning applications (refs: 171039 and 173049) which were refused (under delegated powers) and withdrawn respectively last year. The previous applications were themselves identical and three reasons for refusal were issued in respect on 171039. The decision for 171039 identified concerns relating to the impact of the development on the countryside; the impact of the development on the character of the area; and the impact of the development on the amenity of the adjoining residential occupier. This current proposal varies from these previous applications in that two of the rear facing dormers (which previously would have overlooked the rear garden of 2 Nelsons Lane) have been relocated to the side elevations.</p> <p>Restrictive policies are in place to prevent inappropriate development in the countryside. Policy CP11 of the Wokingham Borough Adopted Core Strategy states that in order to protect the separate identity of settlements and the environment, proposals outside development limits will not normally be permitted except where they do not lead to excessive encroachment or expansion of development away from the original buildings and, in the case of residential extensions do not result in inappropriate increases in the scale, form or footprint of the original building. The Borough Design Guide provides a guideline figure of a maximum increase of 50% over the original dwelling.</p>
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The proposed development would represent an increase in volume from the original dwelling of 272% and is considered to be an inappropriate form of development which would be harmful to the countryside. The increase in the scale and height of the building would be harmful in this countryside setting.

Any direct overlooking to the rear of 2 Nelsons Lane has been significantly reduced due to only a single rear facing dormer now being proposed. However, while the applicant has advised that the remaining rear facing dormer would be obscure glazed and opening only above 1.8m, the proximity of this dormer close to the rear garden of 2 Nelsons Lane would still introduce a perception of overlooking that would be unneighbourly and is considered unacceptable in terms of residential amenity.

The application has been listed by Councillor Smith. Members visited the site in December 2017 when considering application ref: 173049, prior to that application being withdrawn.

#### **PLANNING STATUS**

- Designated Countryside
- Wind Turbine Safeguarding Zone
- Land Liable to Flood
- Groundwater Protection Zone

#### **RECOMMENDATION**

**That planning permission be REFUSED for the following reasons:**

1. The proposed development, due to its excessive increase in cumulative volume of the dwelling when compared with the original building, represents a disproportionate addition over and above the size and volume of the original building and would lead to excessive expansion of development away from the original built form; and would result in inappropriate increases in the scale, form and volume of the original building and be harmful to the character and appearance of the application dwelling within its site context and the countryside location contrary to the aims of the Wokingham Borough Adopted Core Strategy Policy CP11 (2010) and Section 8 of the Borough Design Guide (2012).
2. By virtue of its excessive height, the proposal would have an overly dominating impact on the skyline and street scene to the significant detriment to the character and appearance of the surrounding area, contrary to the aims of the Wokingham Borough Adopted Core Strategy Policy CP1 and CP3 (2010) and the Wokingham Borough Managing Development Delivery Plan Policies CC01 and CC03 (2014).
3. The proposed development due to the location of the proposed rear roof slope dormer (south-west facing) and limited separation distance between the rear elevation of the host dwelling and the shared common boundary line with the neighbouring dwelling No. 2 Nelsons Lane, which falls short of the set guidance of the Borough Design Guide, would result in the perception of overlooking across and into the rear garden space of the neighbouring dwelling. This is in breach of the Policy CP3 of the Wokingham Borough Adopted Core Strategy (2010) and the Design Guidance R23 of the Wokingham Borough Design Guide (2012).



<b>PLANNING HISTORY</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
1990/72	Additions-2 bedrooms, bathroom, WC, lounge & kitchen	Approved 21/12/1972
F/2004/2900	Single storey extension, dormer and roof windows to front loft conversion	Refused 15/11/2004
F/2004/3486	Single storey front porch extension	Approved 18/01/2005
153272	Proposed erection of a part single storey part two storey front and rear extension, conversion of roof space to habitable accommodation and addition of front and rear dormer roof extensions Single storey detached house with hipped roof.	Refused 31/03/2016
171039	Proposed raising of existing roof to create a first floor and additional accommodation in roof space, erection of a single storey rear extension, first floor side extension, removal of existing chimney stacks and changes to existing fenestration	Refused 21/09/2017
173049	Proposed raising of existing roof to create a first floor and additional accommodation in roof space, erection of a single storey rear extension, first floor side extension, removal of existing chimney stacks and changes to existing fenestration.	Withdrawn 12/12/2017

<b>CONSULTATION RESPONSES</b>	
WBC Ecology	No objection
WBC Highways	No objection
WBC Trees & Landscape	Object

<b>REPRESENTATIONS</b>
<p><b>Town/Parish Council:</b> Object to the proposal - it represents over-development of the site and would have a negative and harmful impact on the street scene of this area and should be refused.</p> <p><b>Local Members:</b> Cllr W Smith has called the scheme into committee on the basis that it would not be unacceptable in terms of countryside impact/harm.</p> <p><b>Neighbours:</b> No comments received</p>

<b>APPLICANTS POINTS</b>
<ul style="list-style-type: none"> <li>The proposal represents an appropriate volume increase and does not adversely impact the character and appearance of the host dwelling or surrounding countryside.</li> <li>The proposal would not overlook neighbouring properties.</li> </ul>

<b>PLANNING POLICY</b>		
National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP3</b>	General Principles for Development
	<b>CP7</b>	Biodiversity
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP11</b>	Proposals outside development limits (including countryside)
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC07</b>	Parking
	<b>CC09</b>	Development and Flood Risk (from all sources)
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide – Section 4
	<b>VDS</b>	A Design for Hurst – Village Design Statement

<b>PLANNING ISSUES</b>
<p><b>Description of Development:</b></p> <ol style="list-style-type: none"> <li>1. Householder application for the proposed raising of existing roof to create a first floor and additional accommodation in roof space, insertion of two side dormers windows, erection of a single storey rear extension, first floor side extension, removal of existing chimney stacks and changes to existing fenestration.</li> </ol> <p><b>Principle of Development:</b></p> <ol style="list-style-type: none"> <li>2. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.</li> <li>3. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. As the site is within a major/modest/limited development location, the proposal is acceptable in principle.</li> </ol>

4. The site is located within the countryside. Policy CP11 of the Wokingham Borough Council Core Strategy states that in order to protect the separate identity of settlements and the environment, proposals outside development limits will not normally be permitted except where they do not lead to excessive encroachment or expansion of development away from the original buildings and in the case of residential extensions, do not result in inappropriate increases in the scale, form or footprint of the original building.
5. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.
6. The Borough Design Guide (SPD) June 2012, Section 8 (8.5.4 – Extensions and additions) states that, inter alia:

*“Extensions may be permissible provided that the scale, form and footprint does not have an unacceptable impact upon the countryside”.*

And that:

*“A 50% increase in volume for a 1 storey development is acceptable when compared with the original building”.*

Therefore, while household extensions to dwellings within the Countryside are acceptable in principle, each application must be considered on its own merits and against the relevant development plan policies and national planning guidance as outlined below.

#### **Impact on the Countryside:**

7. The dwelling is located outside of settlement boundaries within a rural location. The centre of Twyford is approximately 3km to the north and the centre of Wokingham approximately 4km to the south. Although the dwelling is set along a row of three properties, they are low level properties, well screened from the street. Aside from these dwellings there is sparse development in the area, with the immediate context consisting of fields, some agricultural buildings and narrow country lanes.
8. The original dwelling as built on site would have been a modest single storey dwelling, with a volume of 185 square metres (sqm). Since it was built, there have been a number of applications to increase the size of the dwelling which are reported below.
9. Planning permission was granted in 1972 (application reference: 1990/72) for an extension which increased the width of the dwelling from 8m in width to 18m. This extension increased the volume of the building to 445 sqm, an increase of 140% from the original.
10. A later application for a single storey extension and dormer windows (application reference: F/2004/2900) was refused on the grounds that it constituted inappropriate development in the countryside. The officer's report stated that the proposal would have resulted in a cumulative increase in volume of 190% over the

original dwelling. A revised proposal for a smaller porch extension was approved in 2005 (application F/2004/3486) but was never implemented.

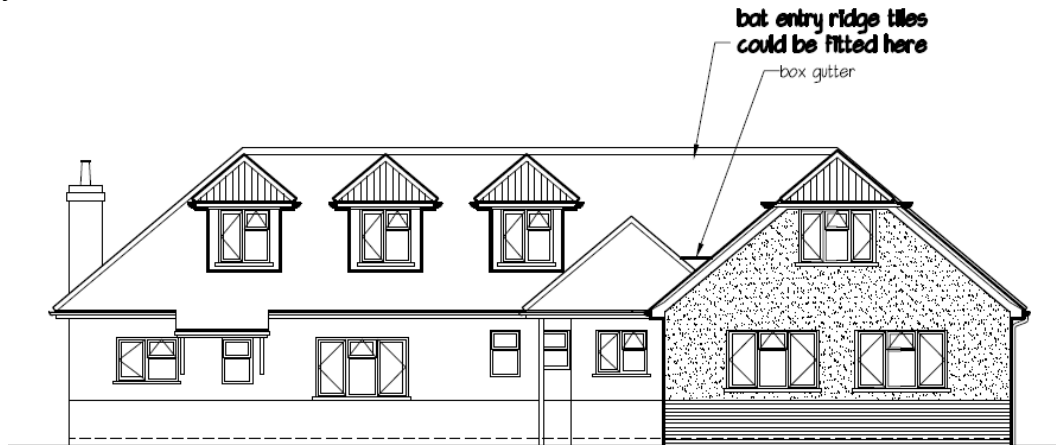
11. In 2016, planning permission was refused for the erection of a part single storey part two storey front and rear extension, conversion of roof space to habitable accommodation and addition of front and rear dormer roof extensions (application reference: 153272). This application would have resulted in an increase in volume of approximately 300% over the volume of the original dwelling.
12. This current proposal would result in a single storey rear extension of approximately 3m depth, 3.5m width and 2.8m in height projecting into the rear garden. It also proposes a proposed part single part two storey front extension including the raising of existing roof to create a first floor and habitable loft space would result in an increase in the existing dwelling house roof ridge height of approximately 1.5m. The resulting roof form of the proposed development would incorporate the insertion of two dormer windows with pitched roofs to the front, two to the sides and one dormer window with pitched roof to the rear roof slope. Overall, the resulting volume of the building would be 689 sqm, which would be an increase of 272% compared to the original dwelling.
13. For clarity, front elevations of the existing dwelling, previous and current proposals is provided below.

Existing dwelling (NTS):



FRONT

153272 (front elevation NTS): Refused as considered a “disproportionate in the scale, form, bulk, mass and footprint of the original dwelling” harming the rural character of this countryside location.



**Proposed Front Elevation**

171039 (front elevation NTS): Refused



**FRONT**

Current application – front elevation (NTS)



**FRONT**

14. The applicant has argued that *“aside from generic planning policies, there is no specific guidance on the scale of development which is acceptable when compared to the ‘original dwelling’. This term is not defined.”* Officers advise that Annex 2: Glossary of the NPPF provides the definition of the term “original building”; i.e. *“A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally”*.
15. The applicant also takes the view that the proposal represents a 41% increase over and above the existing dwelling (which has not been extended since the 1970’s) and therefore it is reasonable to suggest that the proposal complies with the 50% volume increase guidance in the Borough Design Guide. This is not considered to be the correct interpretation of the guidance and NPPF and the proposal represents another further unacceptable increase in the volume of the volume of the original dwelling as outlined below.
16. Policy CP11 of the Wokingham Borough Adopted Core Strategy states that in order to protect the separate identity of settlements and the environment, proposals outside development limits will not normally be permitted except where they do not lead to excessive encroachment or expansion of development away from the original buildings and, in the case of residential extensions do not result in inappropriate increases in the scale, form or footprint of the original building.
17. Following on from the Core Strategy, The Borough Design Guide provides more detailed advice relating to development in the countryside, including a guideline figure for extensions of a total maximum increase of 50% over the volume of the original dwelling. Whilst noted that this a guideline figure, the proposed 272% increase in volume is clearly significantly in excess of the Borough Design Guide. The latest changes to relocate the rear dormers to the side of the building would not significantly alter the previous volume calculations. The property has already been extended significantly beyond the 50% volumetric guidance, and accordingly any further extensions should be modest in scale, borne out by the planning history for the site which includes recent refusals for large extensions to the dwelling.
18. As described above, the 1972 extension increased the width of the dwelling from 8m to 18m, and the extensions proposed in this application represents further expansion away from the original building and would be a disproportionate addition over and above the size and volume of the original building which would be detriment to the countryside setting of the dwelling. The increase in the height of the building is discussed in detail below, but this would further add to the cumulative increase in size and volume of the dwelling and would therefore result in disproportionate additions to the building, constituting unacceptable development in the countryside.
19. In summary, the proposed development, due to its excessive increase in cumulative volume of the dwelling when compared with the original building, represents a disproportionate addition over and above the size and volume of the original building and would lead to excessive expansion of development away from the original built form; and would result in inappropriate increases in the scale, form and volume of the original building and be harmful to the character and appearance of the application dwelling within it site context and the countryside location contrary to

the aims of the Wokingham Borough Adopted Core Strategy Policy CP11 (2010) and Section 8 of the Borough Design Guide (2012).

**Impact on the Character of the Area:**

20. As described above, the site has a rural setting; there is sparse development in the vicinity of the site and the closest residential properties, including the application site, are single storey. The dwelling is currently well screened by existing vegetation and even though it is located at the junction of Nelsons Lane and Islandstone Lane, is not prominent from public vantage points. The application proposes to raise the ridge height of the dwelling by 1.5m to allow habitable accommodation at first floor level. In addition, it proposes a number of dormer windows and a glazed two storey feature above the front entrance with serve to attract attention to the building compared to the existing plain roof form. As such, the increase in height and additions to the roof would make the building much more visible from public vantage points and prominent in the streetscene. Moreover, the position of the proposed side dormers tight in the corners of the building would appear contrived and cramped within the roofline. The proposal would be out of keeping with the existing rural setting, the character and appearance of the existing development in the area and harmful to the streetscene.

21. By virtue of its excessive height, the proposal would have an overly dominating impact on the skyline and street scene to the significant detriment to the character and appearance of the surrounding area, contrary to the aims of the Wokingham Borough Adopted Core Strategy Policy CP1 and CP3 (2010) and the Wokingham Borough Managing Development Delivery Plan Policies CC01 and CC03 (2014).

**Impact on residential amenities:**

22. No. 2 Nelsons Lane is the nearest neighbouring dwelling to the application site and is located directly to the south. Nos. 1 and 2 are both set at angles to the road, and No. 1 is set perpendicular to No. 2. As described above, the application proposes to raise the height of the application dwelling to create habitable accommodation consisting of 4 bedrooms and a bathroom at first floor level and insert one dormer window (serving a bathroom) in the rear elevation (compared to the three proposed under 173049 – for comparison both rear elevations are provided below) facing No. 2's private rear amenity space.

173049 (Rear elevation - NTS): Refused



REAR

Current application: rear elevation (NTS)



REAR

23. In accordance with the Borough Design Guide, in order to maintain privacy and limit the sense of enclosure, a back to flank (i.e. from the rear of the new/extended dwelling to the flank of the existing neighbouring dwelling) separation distance of 12m is required. In this instance, the separation distance between the proposed rear dormer window and the boundary with No. 2 would be approximately 8.5m. This is significantly below the minimum required by the Design Guide. While the applicant has indicated that this dormer would be obscure glazed and opening only above 1.8m, the proximity of this bathroom window close to the rear garden of 2 Nelsons Lane would still introduce a perception of overlooking that would be unneighbourly and uncharacteristic of residential relationships within rural locations such as this. Although there is a hedge between the neighbouring properties, it is not at a height that would sufficiently prevent the dormer to be screened from view and in any event could not be relied on in perpetuity.
24. As such, the proposed rear dormer's insufficient separation distance between the shared common boundary with 2 Nelsons Lane (which falls short of the set guidance of the Borough Design Guide) would result in the perception of overlooking across and into the rear garden space of the neighbouring dwelling that would be significantly detrimental to residential amenities of the neighbouring property. This is in breach of the Policy CP3 of the Wokingham Borough Adopted Core Strategy (2010) and the Design Guidance R23 of the Wokingham Borough Design Guide (2012).

**Access and Movement:**

25. *Parking:* Three parking spaces are shown on the submitted plans, and it is considered that at least three vehicles can be accommodated within the curtilage of the dwelling. As such the level of parking proposed is adequate to serve the property.
26. *Highway Safety:* The existing access would not be affected by the proposals.

**Flooding and Drainage:**

27. The site is located within Flood Zone 2 (Medium risk of flooding). In accordance with the Environment Agency's standing advice, it would be expected that the application be submitted with a Flood Risk Assessment which sets out what proposed floor levels would be in relation to the estimated flood level. Although this has not been submitted, the Council's Drainage Officer advises that this further information could



be sought or conditioned were the development acceptable in all other respects. As such, it is not proposed that this be included as a reason for refusal.

**Amenity Space for future occupiers:**

28. The proposal would increase the foot print of the dwelling however the remaining amenity space would be of a size that would accord with the Borough Design Guide and would be able to accommodate typical garden activities. As such, no harmful impact is considered to occur.

**Ecology:**

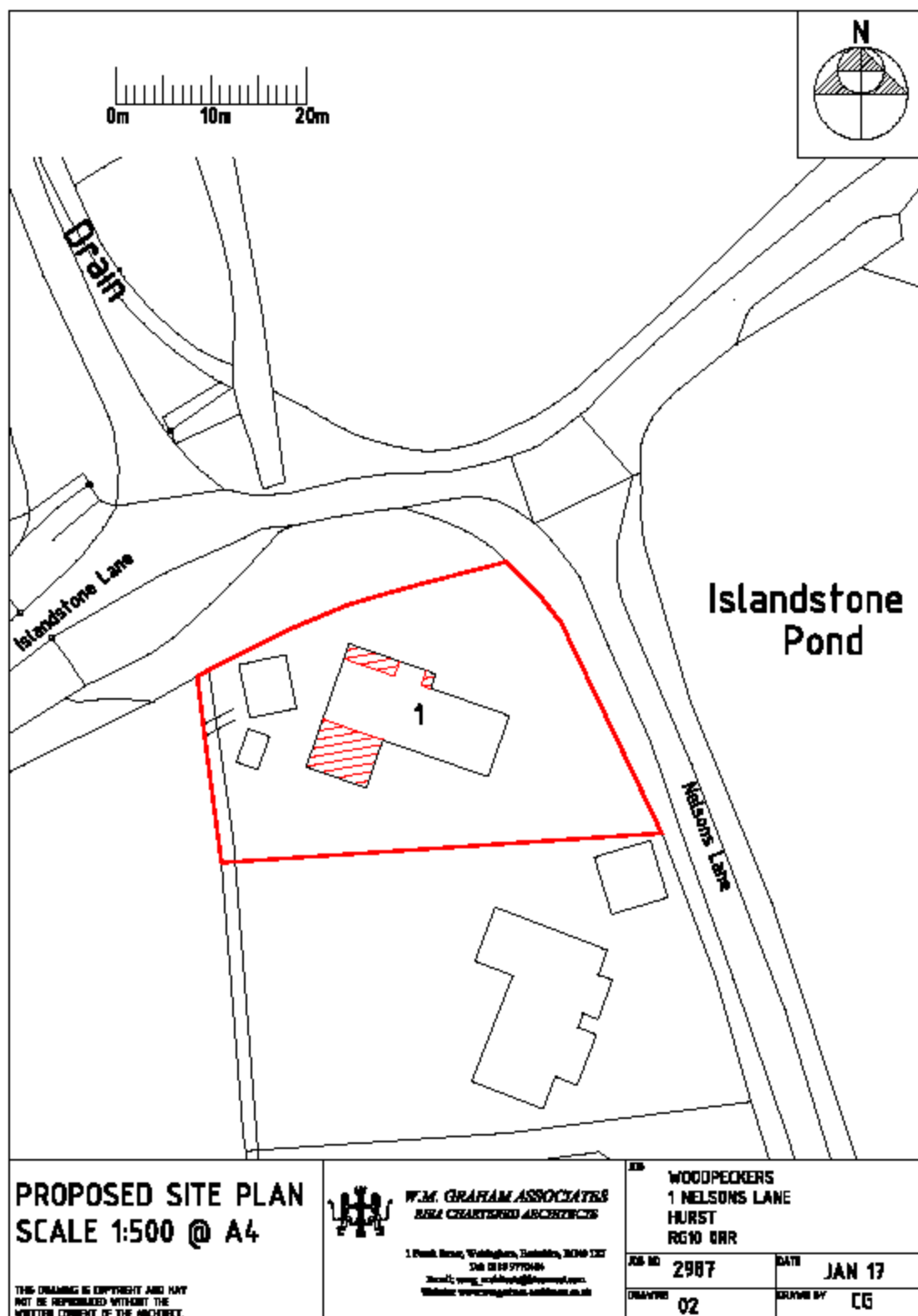
29. A Bat Survey has been submitted with the application which confirms that the risk of bats being affected by the development is low. The Council's Ecologist has reviewed the report and agrees that the development would be not be unacceptable in relation to bats. There is no objection on this basis, subject to a standard informative in the event that the application were approved.

**CONCLUSION**

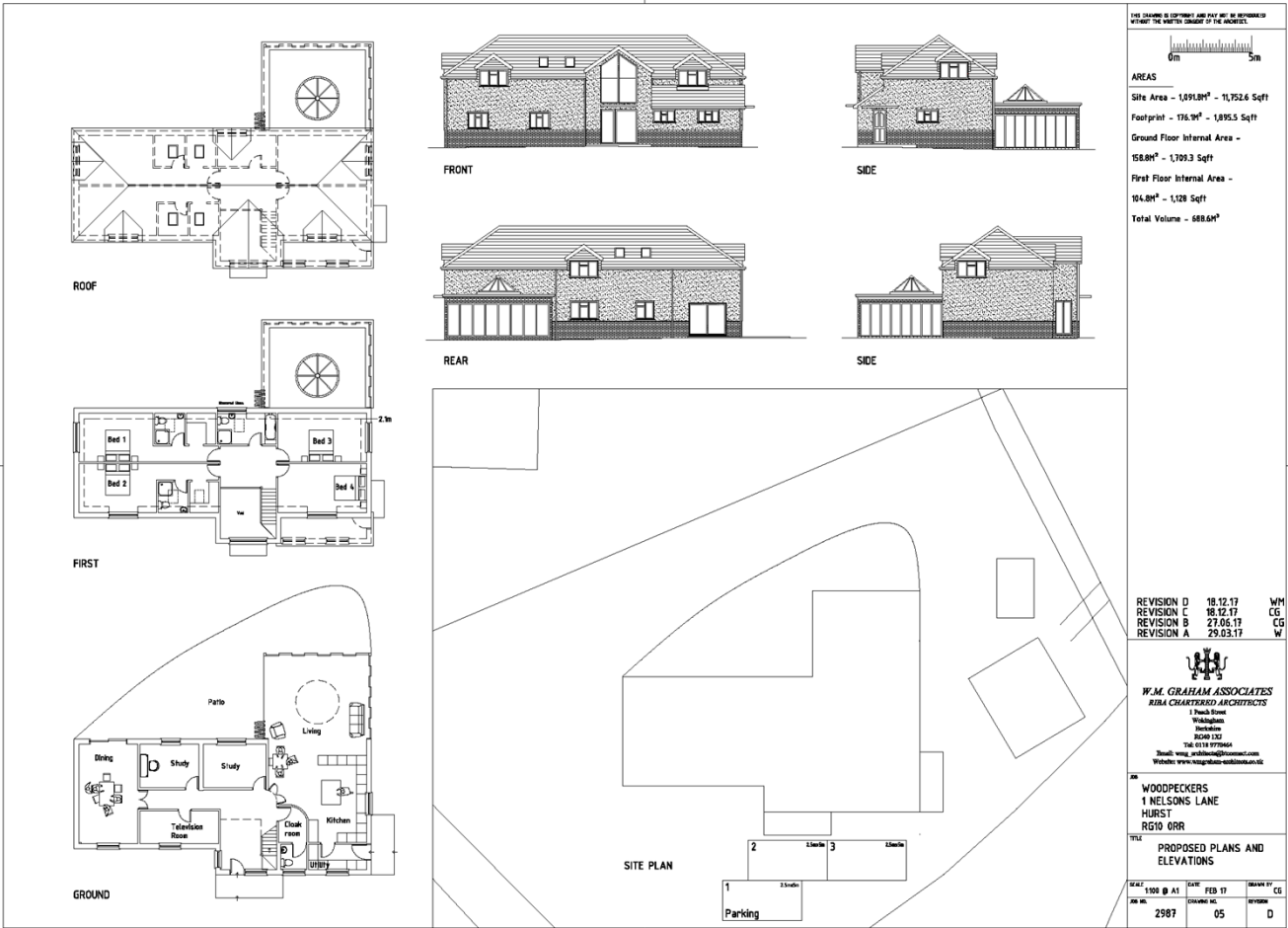
The proposed 272% increase in cumulative volume of the dwelling represents a disproportionate addition over and above the size and volume of the original building and would lead to excessive expansion of development away from the original built form, resulting in an inappropriate increase in the scale, form and volume of the original building. It would harmful to the character and appearance of the application dwelling within its site context and the countryside location. In addition, it would also result in the perception of overlooking and loss of residential amenity to the neighbouring dwelling.

The application is therefore recommended for refusal.

**Proposed Block Plan:**



**Proposed Floor Plans and Elevations**



**Parish comments:**

**ST. NICHOLAS HURST PARISH COUNCIL**

Clerk to the Council: Mrs. Maria Bradshaw MIA.  
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Development Control Manager,  
Wokingham Borough Council,  
Planning Services,  
P.O. Box 157,  
Shute End,  
Wokingham,  
RG40 1WR

23/2/18

Dear Mr Balogun,

Planning Application 180243

I refer to the above-mentioned application by Ms A Jenkins, 1 Nelsons Lane, Hurst, RG10 0RR – householder application for the proposed raising of existing roof to create a first floor and additional accommodation in roof space, erection of a single storey rear extension, first floor side extension, removal of existing chimney stacks and changes to existing fenestration.

The Parish Council has considered this application and objects on the grounds that it represents over-development of the site and would have a negative and harmful impact on the street scene of this area.

For the above reason, we therefore request that this application is refused.

Yours sincerely,



Maria Bradshaw,  
Clerk.