

<b>Development Management Ref No</b>	<b>No weeks on day of committee</b>	<b>Parish</b>	<b>Ward</b>	<b>Listed by:</b>
172385	8/13	Hurst	Hurst	Major
<b>Applicant</b>	Wokingham Housing Limited			
<b>Location</b>	21 – 26 Tape Lane, Hurst			<b>Postcode</b> RG10 0DP
<b>Proposal</b>	Application to vary condition 2, 12, 15 and 17 of planning permission 162529 which approved the erection of 11 dwellings with associated access, car parking, landscaping and drainage following the demolition of existing dwellings. Condition 2 relates to approved plans, condition 12 relates to parking, condition 15 relates to Arboricultural Impact Assessment and condition 17 relates to first floor windows.			
<b>Type</b>	Variation			
<b>PS Category</b>	1			
<b>Officer</b>	Pooja Kumar			
<b>FOR CONSIDERATION BY</b>	Planning Committee on 11 <sup>th</sup> October 2017			
<b>REPORT PREPARED BY</b>	Head of Development Management and Regulatory Services			

## SUMMARY

The application is a Section 73 application for the variation of conditions attached to planning permission 162529 approved by Planning Committee in November 2016. The original consent was for the erection of 11 dwellings with associated access, car parking, landscaping and drainage following the demolition of the existing dwellings.

The proposed changes would result in the increase in the footprint of the proposed 3 bedroom properties by approximately 4sqm each; alter the footprint of plot 1 (bungalow); alter the parking layout and submit a revised Arboricultural Impact Assessment. The proposed amendments have been submitted to ensure the 3 bedroom dwellings accord with national space standards; to build plot 1 to meet the specific requirements of a potential occupant; to provide independent rear access to plots 3 and 10 and; to amend the parking layout.

The proposal would not increase the density of development from the approved scheme and would continue to provide parking in accordance with the Borough's parking standards. The enlargement of the footprint of the dwellings would maintain sufficient separation distances so that there is no harm to residential amenity and the garden depths would meet the guidance of the Borough Design Guide SPD. The overall scheme is considered to accord with local and national planning policy and is recommended for approval subject to conditions outlined below.

## PLANNING STATUS

- Limited development location
- Bat roosts
- Great Crested Newt consultation zone
- Groundwater zone 3
- Wind turbine safeguarding zone
- Sand and gravel extraction
- Contaminated land consultation zone

## RECOMMENDATION

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

### **A. Conditions and informatives:**

*Conditions:*

**Condition 2 is varied as follows:**

#### Approved Plans

This permission is in respect of the submitted application plans and drawings numbered '4000-PL-001 Rev A' with the exception of the following plans:

'4000-PL-002', '4000-PL-003', '4000-PL-010 Rev A', '4000-PL-011 Rev A', '4000-PL-012 Rev A', '4000-PL-013 Rev A', '4000-PL-014 Rev A', '4000-PL-015 Rev A', '4000-PL-016 Rev A', '4000-PL-017 Rev A', '4000-PL-018 Rev A' and 'H15-15'

Which shall now be substituted with plan numbers:

5003871-RDG-XX-XX-XX-A-1001; 5003871-RDG-XX-XX-XX-A-1002; 5003871-RDG-XX-XX-XX-A-1003; 5003871-RDG-XX-XX-XX-A-1004; 5003871-RDG-XX-XX-XX-A-100-A and; 5003871-RDG-XX-ST-PL-A-101-A

The development shall be carried out 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.*

**Condition 12 is varied as follows:**

#### Parking Layout

No part of any building(s) hereby permitted shall be occupied or used until vehicle parking and turning space has been provided in accordance with plan number 5003871-RDG-XX-ST-PL-A-101-A unless otherwise approved in writing by the local planning authority. The vehicle parking and turning space so-approved shall be retained in accordance with the approved details and the parking space remain available for the parking of vehicles at all times and the turning space shall not be used for any purpose other than vehicle turning.

*Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

**Condition 15 is varied as follows:**

#### Arboricultural Impact Assessment

a) The development hereby approved shall not be carried out unless in accordance with the submitted Arboricultural Impact Assessment (SJ Stephens Associates, 15<sup>th</sup> September 2017, 807) unless approved otherwise in writing by the local planning authority (herein after referred to as the Approved Scheme). The tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning,

demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

b) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

*Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21*

**Condition 17 is varied as follows:**

**First Floor Windows**

The first floor windows in the side elevations of the dwellings hereby permitted shall be fitted with obscured glass up to a height of 1.7 metres above the finished floor levels and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

*Reason: To safeguard the residential amenities of neighbouring properties.*

*Relevant policy: Core Strategy policy CP3*

**Condition 1 now reads:**

**Timescale**

1. The development hereby permitted shall be begun before the expiration of three years from the date of permission 162529.

*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).*

**All other conditions of planning permission 162529 apply to this planning permission, viz:**

2. As above

3. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s (including the driveways, colours of fenestration and doors) shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.  
*Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3*
  
4. No development shall take place until a scheme for the provision of affordable housing has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing contained in the National Planning Policy Framework (NPPF). The scheme shall include:
  - i) All residential units on site for use as affordable housing.
  - ii) The tenure and rent levels to be agreed by the Council and could include all or some of the following; social rent, affordable rent, intermediate rent and shared ownership
  - iii) The arrangements to ensure that such provision is affordable in perpetuity.*Reason: To secure the provision of affordable housing in perpetuity. Relevant policy: Core Strategy policy CP5*
  
5. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.  
 Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.  
*Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)*
  
6. Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.  
*Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6.*
  
7. No development shall commence until an Employment and Skills Plan has been submitted to and approved in writing by the local planning authority. The Employment and Skills Plan shall show how the development hereby permitted provides opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills and shall be implemented in accordance with the approved details.

*Reason: To ensure training opportunities are available for local workers. Relevant policy: Managing Development Delivery Local Plan policy TB12*

8. No development shall take place until a scheme to deal with contamination (including asbestos containing materials) of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.

*Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.*

9. No development shall take place until the following drainage details have been submitted to and approved in writing by the Local Planning Authority:
- i) Full calculations demonstrating the performance of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change.
  - ii) A drainage strategy plan.
  - iii) A maintenance arrangement for the SuDS features throughout the lifetime of the development.
  - iv) An agreement with the utilities provider allowing connection to the surface water network.

The submitted details shall be implemented as approved and thereafter maintained unless agreed in writing by the Local Planning Authority.

*Reason: To ensure the development would not have an adverse impact on flood risk for the surrounding area. Relevant Policy: MDD Local Plan policy CC09 and CC10*

10. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors,
  - ii) loading and unloading of plant and materials,
  - iii) storage of plant and materials used in constructing the development,
  - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
  - v) wheel washing facilities,
  - vi) measures to control the emission of dust and dirt during construction,
  - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

*Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.*

11. Prior to the commencement of development, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning

authority.

*Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.*

12. As above

13. No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s)/details. The cycle parking/storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

*Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

14. No building shall be occupied until the bin storage area/ facilities have been provided in full accordance with the approved details. The bin storage area and facilities shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

*Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.*

15. As above.

16. No additional windows or similar openings shall be constructed in the first floor level or above in the south east elevation of building E hereby permitted except for any which may be shown on the approved drawings.

*Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3*

17. As above

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site unless otherwise agreed in writing with the local planning authority.

*Reason: In the interests of amenity. Relevant policy: Core Strategy policies CP1, CP3.*

19. The mitigation, compensation, and enhancement strategies given in Section 5 of the submitted Updated Ecology Report (Windrush Ecology Ltd, Ref: W1742\_rep\_Tape Lane\_30-06-16, June 2016) with box locations shown on drawing 4000-PL-003 shall be implemented in full in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

*Reason: To ensure that bats and great crested newts, European Protected Species, and nesting birds, protected under the Wildlife and Countryside Act 1981 (as amended), are not adversely impacted upon as a result of the development. Relevant Policy: Core Strategy CP7*

20. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

*Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21*

21. No works related to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 8.00am and 6.00pm Monday to Friday and 8.00am to 13.00pm on Saturdays and at no time on Sundays or Bank or National Holidays unless otherwise agreed in writing with the Local Planning Authority

*Reason: To safeguard amenity of neighbouring properties. Relevant policies: NPPF, Core Strategy Policies CP1 and CP3*

**Informatives:**

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. As an affordable housing development a claim for relief can be made. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>.
2. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
3. There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.
4. The applicant is advised of information from Southern Gas Networks which can be sent on request.
5. The applicant or main contractor (when appointed) is encouraged to apply for prior consent under s.61 of the Control of Pollution Act 1974 (Construction Site Noise). This will ensure that 'best practicable means' are used to minimise noise during

demolition and construction.

6. The scheme of remediation should include the following details:
  - a. Site Characterisation - An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing by the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing by the local planning authority. The report of the findings must include:
    - (i) a survey of the extent, scale and nature of contamination;
    - (ii) an assessment of the potential risks to:
      - a) human health,
      - b) property [existing or proposed] including buildings, crops, livestock, pets, woodland and service lines and pipes,
      - c) adjoining land,
      - d) groundwaters and surface waters,
      - e) ecological systems,
      - f) archaeological sites and ancient monuments;
    - (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
  - b. Submission of Remediation Scheme - A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
  - c. Implementation of Approved Remediation Scheme- The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.
  - d. Reporting of Unexpected Contamination - In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is



necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with condition C.

7. The applicant is advised to consider the rubbish and recycling information on the Council's website: <http://www.wokingham.gov.uk/rubbish-and-recycling/collections/information-for-developers/>.
8. The developer's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off-site highway works and site access connections to the public highway. A separate legal agreement made with the Council under s.278 of the Highways Act 1980 is required. No work within or affecting the public highway shall commence until the agreement has been completed and the Council, as local highway authority, has approved all construction and installation details together with a programme of works.
9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.
10. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.
11. The following recommendation from the Tree and Landscape Officer is provided for the applicant: I recommend that the block paving proposals be changed to provide a 'mottled' effect and 'tumbled' edges such as; Charcon range 'Woburn' or 'Infilta' in grey or beige/brown mix or a product similar to Marshalls 'Tegula' range. The more textural appearance of the paving materials will provide a subtle contrast to the brick facades of the dwellings. The front doors could be painted in softer colours such as pale mossy greens, pale blues, and warm pinks/beiges. The proposals to place the street trees in grilles is another urbanising element to the scheme and I suggest that these trees be planted in a grass/landscaped verge of shrubs or hedges – with a low fenced barrier for protection against parking.

#### **PLANNING HISTORY**

- 162529 – Full application for the proposed erection of 11 dwellings with associated access, car parking, landscaping and drainage following the demolition of existing dwellings – Approved November 2016

#### **SUMMARY INFORMATION**

Site Area	0.37 hectares
Proposed density	29 dwellings per hectare
Existing units	6
Approved Units (162529)	11
Proposed units	11
Existing parking spaces	Minimum of 12

Approved parking spaces (162529)	25
Proposed parking spaces	26

### CONSULTATION RESPONSES

Royal Berkshire Fire and Rescue	No objection
Southern Gas Networks	No objection subject to informative (4)
SEE Power Distribution	No comments received
Thames Water	No objection subject to informative (2,3)
WBC Biodiversity	No objection subject to condition (19)
WBC Community Infrastructure	No objection
WBC Drainage	No objection subject to condition (9)
WBC Environmental Health	No objection subject to condition (8) and informative (5,6)
WBC Economic Sustainability Team (Employment Skills)	No objection subject to condition (7)
WBC Highways	No objection subject to conditions (10 - 14) and informatives (8 – 10)
WBC Tree & Landscape	No objection subject to conditions (5,6,15,20) and informative (11)
WBC Cleaner & Greener	No objection subject to informative (7)
WBC Waste Services	No comments received

### REPRESENTATIONS

**Hurst Parish Council:** No adverse comments

**Local Members:** No comments received

**Neighbours:** One letter for support of the development.

Two letters of comment with regard to the following:

- There is no need for 26 parking bays; (30)
- The parking spaces are currently used by occupiers to park commercial vehicles and the oversupply of spaces would encourage this;
- The additional parking is not in keeping with the local character and visual amenity of the area;(20)
- Condition 12 of the previous planning permission restricts the selling and/or leasing of the parking bays, this should be extended to the parking of trucks, mobile homes, caravans, vans and commercial vehicles and this should be enforced by Wokingham Housing; (49)
- It is unclear what the amendments to the landscaping and trees is; (45)
- Resident at 'Ballacloan' is responsible for the boundary fence at the rear of the proposed development and has not been consulted on the boundary details even though they were assured of being consulted; (46)
- What is proposed to the area to the front of the site where this is strip of overgrown land which slopes? This area is outside of the red line boundary; (47)
- What is the long term maintenance plan for the proposed landscaping?; and, (48)
- Parking is over-spilling from Barker Close. (47)

### APPLICANTS POINTS

- Development provides affordable housing
- Updates approved housing in line with national space standards
- Provides independent rear access to plots 3 and 10

<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>CP4</b>	Infrastructure Requirements
	<b>CP5</b>	Housing mix, density and affordability
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP9</b>	Scale and Location of Development Proposals
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>CC09</b>	Development and Flood Risk (from all sources)
	<b>CC10</b>	Sustainable Drainage
	<b>TB05</b>	Housing Mix
	<b>TB06</b>	Development of private residential gardens
	<b>TB07</b>	Internal Space standards
	<b>TB12</b>	Employment Skills Plan
	<b>TB21</b>	Landscape Character
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide – Section 4
		DCLG – National Internal Space Standards

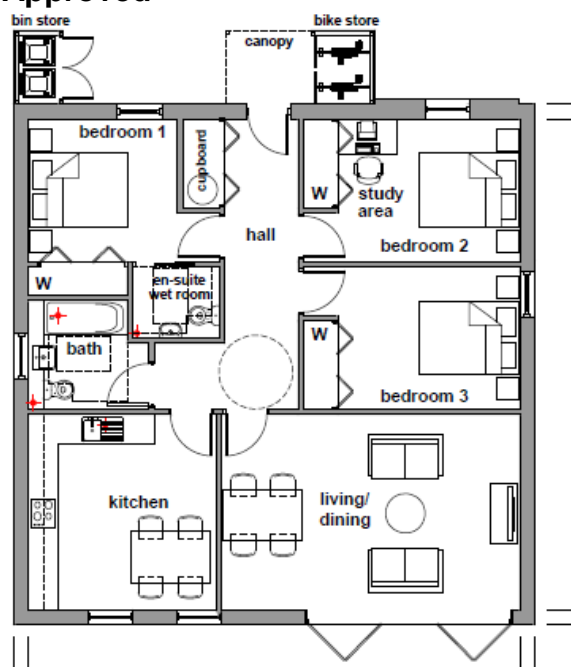
<b>PLANNING ISSUES</b>
<p><b><u>Description of Development:</u></b></p> <ol style="list-style-type: none"> <li>1. The proposal is a variation to planning permission 162529 for the demolition of six properties along the south western side of Tape Lane and the erection of 11 two-storey dwellings. The approved scheme comprised of the erection of a bungalow, 2x blocks of terraced dwellings and 2x blocks of semi-detached dwellings.</li> <li>2. The applicant seeks to vary condition 2 (approved plans) to amend the footprint of the proposed dwellings, site and parking layout; condition 12 (parking) to amend the approved parking layout; condition 15 (Arboricultural Impact Assessment (AIA)) to amend the approved document and; condition 17 (first floor windows) to allow these windows to be non-obscured at the opening top casement.</li> </ol>

- The applicant advises that the proposed alterations are to ensure that the 3 bedroom properties meet national space standards and building plot 1 to accommodate the future occupants. Housing Services has advised that the alterations to plot 1 are specifically to meet the needs of the future occupant who is known to them. All of the proposed amendments are described in details below with images from the approved and proposed to illustrate the proposed alterations.

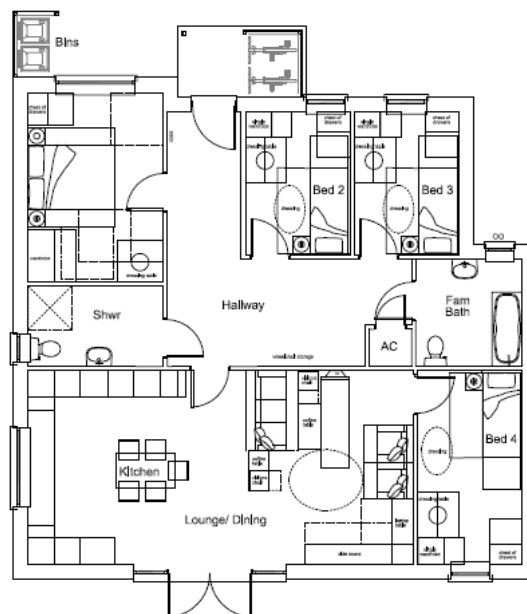
#### Plot 1 (Bungalow)

- Plot 1 has been enlarged from a 3 bedroom bungalow to a 4 bedroom bungalow, with a floor area of 124.25sqm from the approved 111.6sqm. The footprint of the plot has been widened and staggered to accommodate the additional floor space. Plot 1 would have a width of no more than 12 metres and length of no more than 11.5 metres, in comparison to the approved bungalow which measured 10.65 metres by 10.65 metres.

#### **Approved**



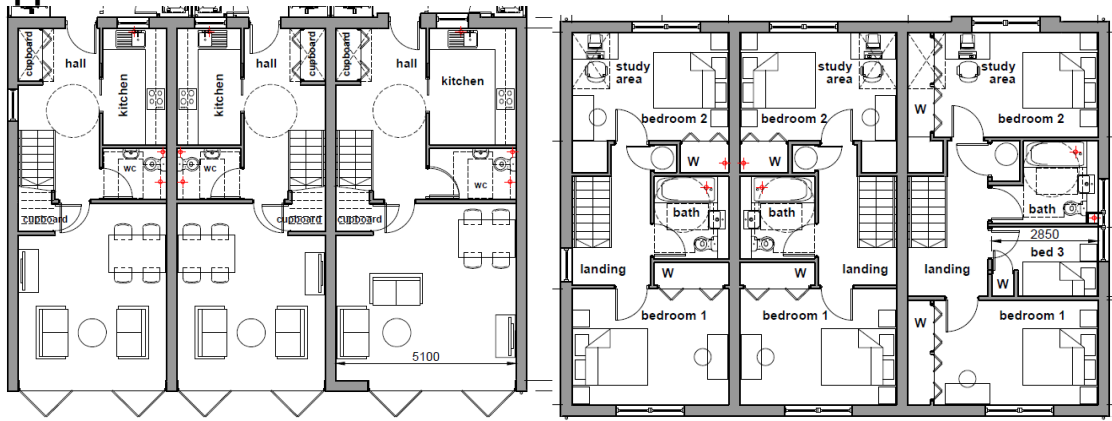
#### **Proposed**



#### Plots 2-4 (Terraced Block)

- Under the previous scheme (162529) incorrect plans were submitted in respect of plots 2-4 (plans numbered 4000-PL-012 A and 4000-PL-013 A). These floor plans and elevations showed these plots as being semi-detached dwellings whereas the block plan (which was correct) illustrated these plots as a row of terraces.
- In respect of amendments to plots 2-4, the revision to the approved scheme includes a longer projection of plot 2 only (from 10.65 metres to 11.6 metres) to allow for a larger internal floor space. This would result in the insertion of a gable roof to the rear of plot 2. There are also internal alterations proposed to the first floor of plot 2 which would result in the alteration of first floor side windows.

## Approved



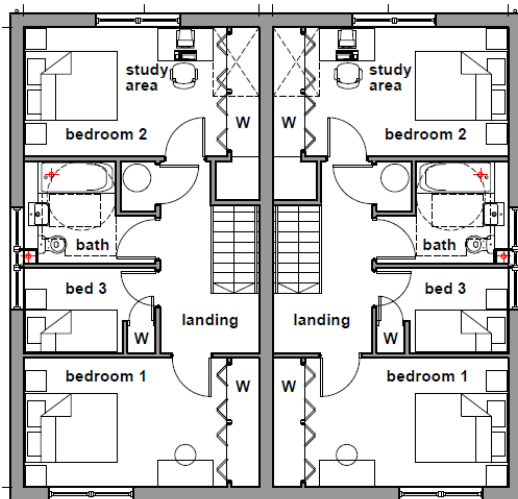
## Proposed



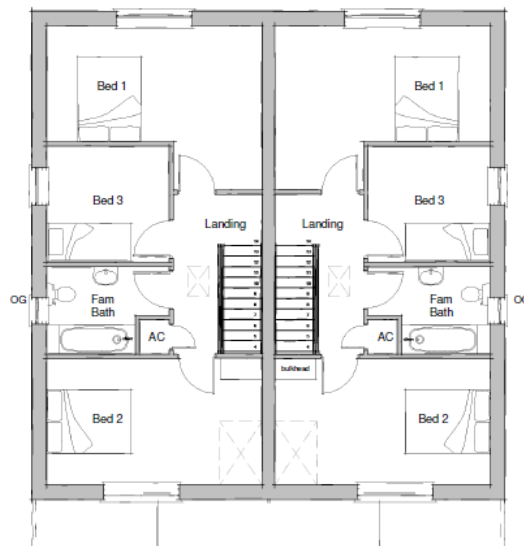
### Plots 5-8 (2x Pairs of Semi-Detached Dwellings)

7. The proposed length of the approved dwellings is proposed to be increased from 10.5 metres to 11.5 metres. Internally the first floor layout would be altered and this would result in an alteration to the first floor side windows.

## Approved



## Proposed



8. Similar to the amendments to plots 2-4, amendment to plots 9-11 includes a longer projection of plot 11 only (from 10.65 metres to 11.6 metres) to allow for a larger internal floor space. This would result in the insertion of a gable roof to the rear of plot 11. There are also internal alterations proposed to the first floor of plot 11, which would result in the alteration of first floor side windows.

The figure displays three floor plans of a three-unit residential building, labeled (a), (b), and (c). Each plan shows the layout of rooms and common areas for three units.

- Plan (a):** Shows a three-unit building with a total area of 5100. Each unit includes a kitchen, living room, bedroom, bathroom, and study area. Common areas include hallways and a central landing.
- Plan (b):** Shows a three-unit building with a total area of 2850. The layout is similar to (a) but with a different room configuration. Common areas include hallways and a central landing.
- Plan (c):** Shows a three-unit building with a total area of 2850. The layout is similar to (b) but with a different room configuration. Common areas include hallways and a central landing.

Figure 10 shows a typical floor plan of a three-unit residential building. The plan is symmetrical, with three identical units arranged side-by-side. Each unit consists of a Lounge/Dining area, a Kitchen, a Hall, a Stairs, and a Bathroom. The units are separated by a central corridor and have individual entrances. The plan also shows a central landing area with stairs leading up and down.

9. The application proposes an amendment to the approved site layout by including independent rear access points to plots 3 and 10. This is proposed to be facilitated by reducing the garden depth of plots 2 and 9 by just under a metre to insert a footpath and the resulting garden depths would be 20 metres. Other amendments to the site include changes to the layout of the parking to allow for additional areas of landscaping to the front of the proposed dwellings.

10. The previous scheme approved 25 parking spaces, two in front of each dwelling and three to the front of plots 1, 2 and 3. The proposed scheme alters the layout of parking and proposes 1 disabled space to the front of plot 1 in addition to the 25 spaces already approved.

11. In respect of the approved landscaping, it is now proposed to remove an additional

3 trees on site which are predominantly within plots 1 and 2, and remove one shrub along the proposed boundary of plot 1 and 2. These amendments have resulted from the introduction of the rear access to plot 3.

12. All of the above changes will need to be considered in light of permission (162529) and against relevant planning policy.

### **Principle of Development:**

13. 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 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.
14. Section 73 of the Town and Country Planning Act 1990 allows minor material amendments to be made to a planning permission as long the scale and/or the nature of the approved development is not substantially different to the approved scheme. These applications can remove or vary conditions in a decision notice.
15. The site is located within a limited development location and within a settlement boundary and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. 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. The development has already been considered acceptable in principle by virtue of planning permission 162529 which was approved by planning committee in November 2016.

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

16. Tape Lane connects Broadwater Lane and School Road and apart from a small amount of housing to the north and south ends, is adjacent to countryside to the west. To the east, are a line of residential properties fronting Tape Lane and also a small cul-de-sac providing access to Barker Court. Along this cul-de-sac are two storey properties to the north east and bungalows to the south west. The bungalows, which are subject to this application, were pre-fabricated post Second World War properties, which were not designed for long-term use.
17. The Tape Lane cul-de-sac is adjacent to designated countryside and there are grass verges along the road/pavement edge. At the entrance to the cul-de-sac, the verges are significantly wider creating an open section in the street scene which helps in the transition to the countryside. Added to this, the form of development in the area is quite loose with properties set back from the road and spacious gaps between buildings.
18. In comparison to the approved development, the proposed amendments described above are not considered to have a greater urbanising impact on the street scene and local character. The enlargement of plot 1 relates to the widening of the footprint of the bungalow. There would be no increase in the ridge height of the site, nor would the building line be altered from the approved scheme. The enlargement

of the footprint of plots 2 and 11 and insertion of a gable roof to the rear would not be visible from the street scene. Furthermore the internal alterations are considered not to result in a visual alteration to the overall character and appearance of the development within the local area.

19. The proposed alterations to the parking layout would result in the spacing out of some of the parking to the front of the proposed dwellings to allow for appropriate soft landscaping areas. It is considered that this amendment would soften the appearance of the development within the street scene, but would also make a positive contribution to the wider character of the area.
20. Although there would be an increase in 1 disabled parking space from the approved scheme, it is considered that this would not significantly harm the local character. The additional space would be at the top corner of the site and would be within an approved parking area to the front of plots 1. The parking spaces here are separated from Tape Lane by a grassed verge to the north-west and a smaller grassed verge to the north and east. There is also additional planting proposed to the front of plot one which would go some way in assimilating this plot within the street scene.
21. There were concerns on the proposed external finishes of the development from neighbour objections and the impact on the character of the local area within the previous scheme. The detailed design elements of the scheme such as colours of the external finishes, driveway materials and boundary treatment have not yet been agreed and can be dealt with by way of condition (3) which was also attached to the previous approval. There were also concerns by local residents within the previous scheme in relation to street lighting. Although these concerns have not been highlighted by local residents' comments for this scheme, condition (18) is replicated within the new recommendation.
22. The additional loss of trees could be mitigated by the planting of 5 replacement trees, 2 of which would be in a similar location to those which are proposed to be lost. As per the Trees and Landscape section below, there are suggested conditions to submit a landscaping plan which would be secured by condition to ensure the proposal does not harm the landscape character of the site and wider area.
23. Overall the proposed amendments are not considered to be significantly different to the approved scheme. In respect of character and appearance the proposed alterations are considered to be a visual improvement to the approved scheme. The additional areas of planting to the front of the dwellings combined with the breaking up of parking bays are considered to be positive changes to the approved scheme which would comply with policy CP3 of the Core Strategy.

#### **Residential Amenities:**

24. The proposed development would maintain the separation distances from neighbouring properties and it is considered that in respect of overlooking, loss of light and overbearing the proposed amendments would not result in any harm to residential amenity.
25. The proposed alteration to the footprint of the dwellings would result in the



relocation of the approved first floor side windows to plots 2, 5, 6, 7, 8 and 11 due to the relocation and enlargement of 'bed 3' in all of those properties. The first floor side windows are approved to be obscure glazed and opening at a height of 1.7metres from the finished floor level, as secured by condition 17 of planning consent 162529. The first floor side windows of these plots serve a bathroom and bedroom 3.

26. It is proposed to alter the proposed first floor layout in respect of the location of the windows which serve the bathroom and bedroom 3 as part of the extant planning permission. Due to the increased floor space, bedroom 3 would be able to be occupied as a habitable bedroom and therefore it is proposed to amend the condition to allow the opening part of the window to be non-obscure glazed. This amendment is considered not to have any impact in respect of overlooking to neighbouring properties as the bottom part of the window would remain obscure glazed.

### **Access and Movement:**

27. **Highway Safety:** The proposed amendments would have no adverse impact in respect of highways safety. Condition 10 was suggested by highways officers in the previous scheme and is included within officers' recommendation.
28. **Traffic Impact:** The proposed amendments would not adversely increase traffic in the local area. The current proposal includes the insertion of only one disabled parking space which is considered not to result in any harm in respect of traffic and congestion.
29. **Parking:** The proposal indicates that two parking spaces would be provided for each of the dwellings with 3 spaces for visitors and 1 disabled space for plot 1. For each plot there would be one allocated space and one unallocated space and it would be for Housing Services to manage the parking.
30. The proposal includes the provision of one additional parking space in the form of a disabled bay for plot one. This is considered acceptable and would meet the needs of the potential occupant. The overall proposed level of parking accords with the Borough's parking standards and therefore no objection is raised from WBC Highways. The variation of condition 12 to amend the approved parking plan is considered acceptable as it is not significantly different to the approved parking plan.
31. A neighbour has commented that 26 spaces are unnecessary. The previous scheme was approved on the basis of 25 parking spaces and the proposal before committee would result in the addition of only one space. The addition of one space is considered not to be a significant change from the approved scheme and the management of these spaces would be the responsibility of Housing Services.
32. **Sustainability:** The site is in settlement and near public transport links and all the properties have access for cycle provision. As such, subject to a condition (13), no objection is raised.

### **Flooding and Drainage:**

33. The site is located in Flood Zone 1 (low probability of flooding) however it is acknowledged that some surface water flooding has occurred previously. As a result, a surface water drainage strategy has been submitted which concludes that the impermeable area of the site would be decreased as a result of the development and that discharge to the surface water sewer could be managed with SUDS. The Drainage Officer has considered this report and raises no objection subject to a condition requiring details of attenuation methods, a drainage strategy plan, maintenance arrangement for SUDS and an agreement from the utilities provider to connect to the network (9). Subject to this, it is considered flood risk would not be increased on or off the site.

### **Landscape and Trees:**

34. The applicant has submitted a revised Arboricultural Impact Assessment (AIA) which proposes to remove T30 (Amelanchier), T31 (Thorn) and T34 (Currant). The first two are tree's and the latter a shrub. These trees are all Category 'C' trees and it is proposed that these are replaced with one tree in plot 2, one tree to the south-east corner of plot 1 and three trees to the north-west of plot 1. The alteration to the AIA are considered not to result in any significant harm to the landscape character of the site.
35. The area is residential in character and although there are some trees within front gardens, they are not a defining characteristic. Given the potential for landscaping to the front of the site and the ample gardens to the rear, it is considered that a robust landscaping scheme would be sufficient in maintaining the character of the area. Additionally, boundary treatments could be agreed at a later stage and are controlled by condition (6). As such, the Tree and Landscape Officer does not raise any objection in this respect, subject to conditions (5 and 15).

### **Environmental Health:**

36. The proposed amendments would not have any impact in respect of Environmental Health. Under the previous permission conditions 8, 10 and 21 and informatives 5 and 6 Environmental Health Officers had no objection. These conditions and informatives are replicated within officers' recommendation.

### **Amenity Space for future occupiers:**

37. The Borough Design Guide states that new dwellings should have a minimum of 11 metres useable garden space. The proposal would provide garden depths ranging from 27 metres to 18.5 metres in respect of plots 2-11 and therefore this is acceptable. Due to the increase in the footprint of plots 2 and 11 and the insertion of rear accesses to plots 3 and 10 the garden depth of plots 2, 9 and 11 have reduced to 18.5 metres, however this still complies with the SPD.
38. In respect of plot 1, the bungalow, this would have an irregular sized garden which would range from 12.5 metres to 5.0 metres, which compares to the approved scheme as a range of 14.5 metres and 7 metres. The rear garden area would however be 18 metres in width. Although not a typical shaped garden it would nonetheless still be able to accommodate typical garden activities. As such, and in

conjunction with its overall size, the garden plot 1 is not considered to detrimentally harm the residential amenity of future occupiers.

### **Internal Space Standards:**

39. Internal space standards are set nationally and the proposal is compared against these below:

Type of house	National Standards	Approved 162529	Proposed development
3 bedroom bungalow	95m <sup>2</sup>	99.3m <sup>2</sup>	N/A
4 bedroom bungalow	117m <sup>2</sup>	N/A	124.25m <sup>2</sup>
2 bedroom house	79m <sup>2</sup>	83.2m <sup>2</sup>	83.2m <sup>2</sup>
3 bedroom house	102m <sup>2</sup>	101.5m <sup>2</sup>	103.3m <sup>2</sup>

40. As a result of the proposed amendments, the bedroom units would be in accordance with national space standards. Under the previous scheme, the 3 bedroom units were 0.5m<sup>2</sup> short of the standards. This was previously considered acceptable because the shortfall was not considered significant enough to warrant refusal in its own right. The proposal represents a clear improvement in this respect.

### **Ecology:**

41. The site is within a known Great Crested Newt consultation zone and one of the properties is known to have had a bat roost. As such, an ecology report has been submitted for the application which considers these species as well as other protected species. In respect of Great Crested Newts, the report considers the distance to ponds and the built form between them and the site means the risk to newts is low. In terms of bats, whilst potential roost opportunities are low, a bat was recorded flying out of 23 Tape Lane. The report recommends that a mitigation strategy and European Protected Species License should be obtained. In terms of other species, no harmful impact would occur however wildlife enhancement could take place as a result of the landscaping. The Ecology Officer has considered the report and is satisfied with its conclusions, subject to a condition (19).

### **Sustainable Design/Construction:**

42. Due to the replacement of the Code for Sustainable Homes with national standards in building regulations, the proposal is not required to meet Code 4 in line with Policy CC04 of the MDD. However, the policy does require that all development should incorporate suitable waste management facilities including on-site recycling. It is considered that sufficient internal and external storage could be provided to accommodate this.

### **Community Infrastructure Levy & Affordable Housing:**

43. **Community Infrastructure Levy:** As the proposal is for new residential floor space, it would be a CIL liable development. CIL is charged at a rate of £365 per square metre. However, as the proposal is for affordable housing, it is likely the scheme would be exempt from CIL payments.

44. **Affordable Housing:** The scheme is proposed as 100% affordable housing as the applicant is Wokingham Housing Limited. This exceeds the provision for affordable housing as set out in Policy CP5 of the Core Strategy (which would be 20% for a site such as this) and this is considered a positive aspect of the proposal. Typically, affordable housing is secured through a legal agreement however, in this instance, due to Wokingham Housing Limited being a subsidiary company of Wokingham Borough Council; it is considered a condition would be more appropriate. As such, condition 4 ensures that affordable housing would be secured in perpetuity and this would also set out that the scheme is provided as 100% affordable.

#### **Employment Skills:**

45. Policy TB12 of the MDD requires major applications to demonstrate how they can encourage the use of local skills and employment. The proposal is considered appropriate for this and therefore a condition requiring a plan to be submitted is included (7).

#### **Other Issues:**

46. A neighbour has commented that the proposed landscaping measures are unclear. This is due to the fact that the applicant did not submit a revised Arboricultural Impact Assessment. This was submitted at a later stage and neighbours and local residents were consulted on the submission of the revised AIA.

47. A neighbour has advised that they have not been consulted on the boundary treatment by the applicant. Condition 6 of the officer's recommendation requires the applicant to submit details of boundary treatment to the local planning authority for approval although it should be noted that consultation with neighbours, by the LPA, would not normally be undertaken on this matter. This application does not seek approval of boundary details and the applicant is advised to discuss this detail with the neighbour before formally submitting details to discharge the boundary condition.

48. Neighbours have advised that there is parking overspill from an adjacent road and there is information of landscaped areas which are outside of the red line boundary of this application. Whilst it is acknowledged that there may be wider amenity issues, the application before us can only deal with the land within the red line boundary of this application.

49. An objector has advised that there is no detail for the long term management of landscaping in the details submitted. It is advised that the land will continue to be owned by the Wokingham Borough Council and it would be the responsibility of Tenant services to draw up contracts on the maintenance of the land in the long term.

50. An objector has requested that condition 12 should restrict the leasing and selling of the parking bays and also restricts the use of the parking bays for commercial purposes. Condition 12 is for parking to be installed as per the approved plans. It is for the Housing Services team to control the wider use of the parking.

#### **CONCLUSION**

The proposed amendments to the approved scheme are considered to be minor material changes to improve the quality of the 3 bedroom dwellings and overall site

layout. The proposed amendments are considered to be acceptable in terms of the impact on the character of the area, neighbouring properties and future occupiers. Sufficient parking provision has been indicated and the proposal would provide mitigation for impact on bats and great crested newts. As such, the proposal is recommended for conditional approval.

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