

Agenda Item 58.

Application Number	Expiry Date	Parish	Ward
182585	04/12/2018	Wargrave CP	Remenham, Wargrave and Ruscombe

Applicant	Mrs J Roxburgh-Smith
Site Address	Kestrels, Scarletts Lane, Hare Hatch, RG10 9XD
Proposal	Householder application for the proposed erection of two storey side/ rear extension, following demolition of single storey building.
Type	Householder
PS Category	21
Officer	Senjuti Manna
Reason for determination by committee	The applicant is the spouse of a serving Councillor.

FOR CONSIDERATION BY	Planning Committee on Wednesday, 12 December 2018
REPORT PREPARED BY	Assistant Director – Place

<p>SUMMARY</p> <p>The application is before Committee as the applicant is the spouse of a Borough Councillor.</p> <p>The application site contains a detached property set within a wide plot and located within Metropolitan Green Belt in Hare Hatch off Scarletts Lane close to the junction with Bath Road. The application dwelling forms part of a group of three dwellings of similar design and benefits from an existing single storey side extension erected in 1980s. Some of the neighbouring properties benefit from existing extensions as well.</p> <p>The proposal is for the erection of two storey side/ rear extension following the demolition of an existing single storey structure that forms part of the original dwelling. The extension would result in a new family room, a study and larger utility room in the ground floor and a new bedroom with en-suite as well as a new WC in first floor.</p> <p>The extended dwelling would have a volume of 1169.91m³ which would result in approximately 35.4% (i.e. 35%) increase from original volume which is calculated to be 863.41m³. The MDD Local Plan Policy TB01 states that a cumulative increase of generally no more than a 35% increase in volume over and above the original dwelling will be permitted within Green Belt. The proposal would therefore comply with the prescribed 35% and would be contained within existing dwelling's footprint and would be subservient to host dwelling.</p> <p>The report concludes that no part of the development would have a harmful impact on the character of the area including openness of Green Belt, amenity of neighbouring occupiers, highway safety, the amenity of future occupiers or protected species. It is recommended that this application is approved as it would accord with the NPPF and Wokingham Development Plan Policies.</p>

PLANNING STATUS
<ul style="list-style-type: none"> • Countryside

- Green Belt
- Great Crested Newt Consultation Zone
- Groundwater Protection Zone
- Badger settlement consultation zone
- Wind Turbine Safeguarding Zone
- Bat roost

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following Conditions and Informative:

Conditions:

1. Time Limit

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 Plans

This permission is in respect of the submitted application plans and drawings 3033/01, received by the local planning authority on 09/10/2018 and revised plans numbered 3033/101/B, 3033/03/B, 3033/04/A, 3033/05/I, 3033/06/G and revised block plan received by the local Planning Authority on 30/11/2018. 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.

3. Materials

Except where stated otherwise on the approved drawings or application form, the materials to be used in the construction of the external surfaces of the development hereby permitted shall be of similar appearance to those used in the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

Informative:

1. 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.

2. 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:

- amended plans being submitted by the applicant to overcome concerns relating to impact of the development on Green Belt;

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.

PLANNING HISTORY

Application Number	Proposal	Decision
97/69	Detached house and garage	Conditional approval – 07/01/1970
21216	Single storey snooker room	Conditional approval – 31/05/1984

SUMMARY INFORMATION

For Residential

Site Area	0.22ha
Existing parking spaces	4
Proposed parking spaces	No change

CONSULTATION RESPONSES

WBC Biodiversity	<p>The site is located within habitat that matches that where bat roosts have previously been found in the borough. The bat survey report (Urban Tree Experts, October 2018) has been undertaken to an appropriate standard.</p> <p>Regarding the house it states that the house has a number of features potentially suitable for use by roosting bats (gaps under slipped tiles at the verges) and that a small number (5 or 6) of bat droppings (akin to those of pipistrelle bats) were found in the loft. Regarding the garage the report states that it has no loft, no features potentially suitable for use by roosting bats, and that no evidence of bats was found.</p> <p>The report concludes that, because the proposals will not affect the loft or the features potentially suitable for use by roosting bats, it is unlikely that the works will adversely affect roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.</p> <p>Recommended approval without any condition.</p>
WBC Highways	<p>No highway issues.</p> <p>Recommended approval without any condition.</p>

REPRESENTATIONS

Town/Parish Council: Objected to the proposal since bulk and mass of the proposal would harm the openness of the Green Belt.

(Officer note: The original proposal has been revised to reduce the bulk and mass of the extension. The revised proposal is considered to comply with the Wokingham Borough Council's Green Belt policies CP12 and TB01).

Local Members: One email was received from a local Member but it did not object to the scheme.

Neighbours: One letter of support was received from a neighbour.

APPLICANTS POINTS

- The application would have an acceptable impact on the character of the area including openness of Green Belt and on neighbouring properties.

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
	CP11	Proposals outside development limits (including countryside)
	CP12	Green Belt
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC07	Parking
	TB01	Development within the Green Belt
	TB23	Biodiversity and Development
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4

PLANNING ISSUES

Description of Development:

- The proposal is for the erection of a two storey side/ rear extension to the northern side of existing dwelling following demolition of a single storey section of the original house. The extension would project from the two storey northern side wall by 7.3m, would have a depth of 7.8m including a pair of 0.7m deep bay windows to the front elevation and would have a gabled roof of 7.6m ridge height that would be 1.4m lower than the ridge of the host dwelling. The proposal has been revised to meet the prescribed cumulative volume increase for residential extensions within Green Belt.
- The volume breakdown included with the revised scheme shows that the volume of the extended property including the existing extension would be 1169.91m³ which would result in a 35.4% increase (which is rounded down to 35%) from the original volume which is calculated to be 863.41m³.

Principle of Development:

3. 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.
4. The application site lies in the Metropolitan Green Belt and in an area designated as Countryside and as such limited development is acceptable subject to the impact of development on Greenbelt, character of the area and neighbouring amenities. Any development that materially detracts from the openness of visual amenity of the Greenbelt will not be permitted.
5. Paragraph 133 of the NPPF states that *"The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence"*. Moreover, paragraph 144 of NPPF stresses that, *"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations"*. For residential extensions and alterations, paragraph 145 (c) of NPPF specifies that, proposals would be acceptable provided "it does not result in disproportionate additions over and above the size of the original building";
6. Policy CP12 of the Wokingham Borough Core Strategy reiterates the National policy by stating that *"Planning permission will not be granted for inappropriate development within the Metropolitan Green Belt as defined in PPG2"*. In addition, consideration must also be given to policy TB01 of the Managing Development Delivery (MDD) Local Plan which establishes that: *"The alteration and/or extension of a dwelling and the construction, alteration or extension of buildings ancillary to a dwelling in the Green Belt over and above the size of the original building (s) shall be limited in scale."*
7. The supporting text for this policy goes on to say *"Proposals shall be assessed against the original building as defined in the NPPF"*. With regard to the definition of limited, this is set out in policy TB01 as a *"cumulative increase of generally no more than a 35% increase in volume over and above the original dwelling"*.

Site History:

8. The application dwelling forms part of a group of similar designed houses erected at the same time. The application property has been extended once in the past to form a single storey play room of 139m³ volume. This extension is proposed to be retained as part of the current scheme and its volume is included in the cumulative volume increase calculations.

Character of the Area including Openness of Green Belt:

9. The application site is located in open countryside within Metropolitan Green Belt off Scarletts Lane on eastern side of Hare Hatch. It is a large plot, with sparse residential developments and verdant wooded land making up the character of the surrounding area at the eastern and southern parts of the site. The dwelling itself sits well within this surrounding and is set-back from the main street frontage by approximately 25m with existing front garden vegetation partially screening the view of the property.
10. Kestrels is part of a group of mainly detached, brick and tiled houses and some of them have been extended over time to form more substantial properties with rooms over original garages on the side.
11. The application property has been extended to one side in the past which has resulted in approximately 16% increase of volume of the original house. The proposed 2 storey side and rear extension would further increase the volume at the other side of the property. However, since the new extension would include demolition of a section of the original dwelling, the overall cumulative volume increase is calculated to be 35.4% over and above the original dwellinghouse.
12. The cumulative volume increase of 35.4%, which is rounded down to 35%, meets the 35% restriction for residential extensions and alterations within the Green Belt. The proposal would be a fairly modest side extension of suitable design that would appear subservient to the host dwelling. Moreover, the proposal would reduce the width of the dwelling on northern side by approximately 1.5m and hence would reduce sprawl of development within the site.
13. The proposal would not project forward of the existing principal elevation line and hence would not appear an intrusive feature within the countryside views nor have any detrimental impact on the general character of the surrounding Green Belt. The existing set-back from the main street frontage along with existing garden vegetation would partially screen the new 2nd storey bulk of the extension.
14. The proposed two storey side/rear extension is therefore considered acceptable in this instance.

Residential Amenities:

15. The host dwelling occupies a wide plot with open field and wooded land making up the front, north side and rear of the property. The proposal would introduce a new first floor bulk to the northern side of the host dwelling. The nearest neighbour on the northern side, Little Scarletts, is located about 48m from the proposed development and as such would not be significantly impacted by the proposed development. The proposal is not considered to have any impact on any other neighbouring property due to its isolated location.

Access and Movement:

16. The proposal would result in an increased number of habitable rooms. However, the proposal does not include any changes to existing access and parking arrangements which include 4 off-road parking spaces. This is considered acceptable for an extended dwelling of 5 bedrooms.

Amenity Space for future occupiers:

17. The proposal would not increase the footprint of the existing dwelling and as such would not have any significant impact on the existing residential amenity space.

Ecology:

18. The site is located within habitat that matches that where bat roosts have previously been found in the borough. However, since the proposals will not affect the loft or the features potentially suitable for use by roosting bats, it is unlikely that the works will adversely affect roosting bats as a protected species.

Community Infrastructure Levy (CIL)

19. The proposal would result in a residential development of under 100sqm and as such would not be CIL liable.

CONCLUSION

20. The proposed two storey side/ rear extension is considered to be modest in size that would appear subservient to the host dwelling. The proposal would result in a 35.4% increase in volume (i.e. 35% rounded down), which accords with the 35% recommended by the MDD. It is not considered to harm the openness of Green Belt or impact the general character of the area since the proposal would reduce the footprint of the dwelling on the northern side and thus would limit urban sprawl. Moreover, other properties in the immediate neighbourhood have benefitted from similar extensions and within this context, the proposal would not amount to a disproportionate addition to the building. No part of the development would have any harmful impact on the amenity of neighbouring occupiers, highway safety, the amenity of future occupiers or protected species. It is therefore recommended that this application is approved as it would accord with the NPPF and Wokingham Development Plan Policies.

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