

Public Document Pack



WOKINGHAM
BOROUGH COUNCIL

Civic Offices
Shute End
Wokingham
RG40 1BN

PLANNING COMMITTEE - WEDNESDAY, 11TH JANUARY, 2023

In order to allow the public as much opportunity to read and consider information provided to Members, the attached Supplementary Planning Agenda is to be published ahead of the meeting of the Planning Committee

Yours sincerely

A handwritten signature in black ink, appearing to read 'Susan Parsonage', with a stylized flourish at the end.

Susan Parsonage
Chief Executive

This page is intentionally left blank

Supplementary Planning Agenda Planning Committee – January 11 2023

Planning Applications

Agenda Item 68. 6 Johnson Drive, Finchampstead, Wokingham - Application No: 222138, Pages 21-38

Adding Obscure glazing condition which reads as follows:

Obscure glazing - The shower and WC windows in the east elevation of the development hereby permitted shall be fitted with obscured glass 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.

Agenda item 69. Site Address: Land to the rear of 6 Johnson Drive, Finchampstead, RG40 3NW Application No: 223592, Pages 39-81

The committee report refers to the Finchampstead Neighbourhood Plan at various points in the report. The Plan has been applied moderate weight to the policies therein on the basis that it is at examination stage.

Paragraphs 94 and 95 of the committee report refer to over-delivery as the primary reason for the current housing shortfall. Whilst this tempers the overall balancing exercise, the application is still acceptable when applying the titled balance irrespective of the said tempering.

Submissions have been received from the following properties after the end of the consultation period (a total of 13 resident submissions have now been received):

1. 283 Nine Mile Ride, Finchampstead RG40 3NS
2. 285 Nine Mile Ride, Finchampstead RG40 3NS
3. 1 Johnson Drive, Finchampstead RG40 3NW (second submission)
4. 21 Tomlinson Drive, Finchampstead RG40 3NZ (duplicate)
5. 22 Tomlinson Drive, Finchampstead RG40 3NZ (second submission)

The issues raised include:

- Lack of consultation
- No site notice

- Process has not been followed in the proper manner
- More time is required to consider the application
- Application was approved prior to consultation

Officer comment: The application was consulted in accordance with the statutory requirement and the Council's Statement of Community Involvement, as already discussed at pages 47 and 50 of the committee report. The report outlines a recommendation for approval only.

- Lack of drainage
- Drainage report was prepared in dry conditions and is not valid
- Land has been raised at the rear which poses drainage issues in Tomlinson Drive

Officer comment: Refer to comments at paragraphs 81-84. In principle, there is no objection to use of the exiting drainage ditch but further details are required in Condition 13 and this will allow more detailed consideration of design measures.

- Sewerage upgrade will be required

Officer comment: SE Water have not objected to the application and previous schemes for larger developments have not been opposed on these grounds. Any future development is subject to negotiation with the service provider.

- Impact upon existing infrastructure

Officer comment: The development is CIL liable as discussed at paragraph 88.

- Increased traffic
- Impact on on-street parking
- Blind corners may cause accidents

Officer comment: Paragraphs 48, 50 and 53 of the committee report raise no objections on these grounds.

- Nothing has changed to warrant a different outcome to previous refusals
- Reasons for refusal in previous applications remain valid

Officer comment: Paragraph 5 of the summary and paragraph 90 of the conclusion summarise the changed circumstances that have led to a recommendation for approval contrary to previous decisions for the site.

- Not an allocated site
- Development should be limited to the area that is the subject of the 1999 certificate

Officer comment: The fact that the site is not allocated for residential development and falls outside of the settlement limits is acknowledged from paragraph 5 of the committee report and the application has been assessed on this basis. By extension, it is not necessary to consider the existing lawfulness of uses within the site, particularly where there is a High Court challenge on this matter and that it is still greenfield land.

- Lack of detail for the Landscape Wildlife Area (ownership, access, management liability, contact details)
- Landscaping must be maintained in excellent condition

Officer comment: Such details would not normally be confirmed at this stage of the development process and instead, will form part of Condition 9 and as part of the s106 process.

- Lack of clarity relating to retention of trees

Officer comment: Paragraph 58 of the committee report discusses the extent of tree removal and that it is acceptable to the Council's Trees Officer.

- Environmental Survey does not account for more recent activities

Officer comment: Refer to paragraph 86 of the committee report and Condition 3 of the recommendation which takes account of the need for a more detailed remediation strategy for the site.

- Working and delivery hours must be adhered to
- Construction timetables should be submitted to residents
- Contractor parking should be maintained on site

Officer comment: Given past and current resident interest, Condition 4 has been updated to ensure that parking occurs on site and that residents are kept abreast of the construction details. Working hours are already required to be specified in Condition 4 but there are no specific circumstances that would warrant departure from standard working hours of 8am-6pm Monday to Friday and 8am-1pm on Saturday.

- Must be built in accordance with the approved details
- No existing uses should be maintained alongside the housing

Officer comment: Condition 2 requires compliance with the approved details. Given the development, inclusive of the landscape wildlife area, covers the whole site, and Condition 18 requires removal of building materials from the site prior to commencement and the s106 will require delivery of the landscape wildlife area prior to occupation, there is no expectation that the scheme would be part delivered. It is, however, necessary to amend Condition 18 to require the removal of areas of external storage.

- Sale of strip of land alongside 283 Nine Mile Ride should be considered

Officer comment: This is unrelated to the subject application.

A late submission was also received from Berkshire Archaeology. It raised no objection, subject to a condition securing a limited scheme of evaluation works. This is on account of the relatively unknown archaeological potential of this area, which has seen very little archaeological investigation. Hints at archaeological potential come from the wider area, including the Bronze Age barrow c. 1.5 km south west of the site near Warren Lodge and undated cropmarks at Woodcray Manor Farm c. 700 m north east of the site. The proposed groundworks would include the digging of foundations, insertion of utilities, and levelling and landscaping, all of which may disturb previously unknown archaeological deposits. Condition 27 is added.

Condition 4 is amended as follows:

4. Construction Management Plan and Method Statement

No development including demolition shall commence until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the local planning authority. The plan should detail items such as:

- a. the parking of vehicles of site operatives and visitors,
- b. loading and unloading of plant and materials,
- c. construction working times and equipment/material delivery times
- d. storage of plant and materials used in constructing the development,
- e. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- f. wheel washing facilities,
- g. measures to control the emission of dust and dirt during construction,
- h. noise abatement measures
- i. phasing of construction, lorry routing and potential numbers
- j. lorry movements through Johnson Drive and onto the site
- k. Clearances to tree canopies along the western boundary of the site and any required crown lifting (in consultation with Condition 6 of this permission)
- l. types of piling rig and earth moving machinery to be utilized
- m. any temporary lighting
- n. a scheme for recycling/disposing of waste resulting from demolition and construction works
- o. contact details for the developer
- p. any other measures proposed to mitigate the impact of construction operations
- q. details of pre commencement liaising with local residents in Johnson Drive and the eastern side of Tomlinson Drive
- r. Measures to ensure that all contractor parking is contained within the site

The plan shall be implemented in full and retained until the development has been constructed. Any deviation from this Statement shall be first agreed in writing with the local planning authority.

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

Condition 18 is amended as follows:

18. Building demolition and removal of other items

No development shall take place on the site until the existing structure(s) shown to be demolished on the approved plan have been so demolished, with all materials arising from the demolition permanently removed from the site. All other materials historically stored on the site shall be removed prior to the first occupation of any of the dwellings.

Reason: In the interests of the amenity of the area. Relevant policy: Core Strategy policies CP1 and CP3 and CP11 and Managing Development Delivery Local Plan policy TB21.

Condition 27 is added as follows:

27. Programme of archaeological work

No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough. Relevant policy: Paragraph 194 and 205 of the NPPF and Policy TB25 of the Managing Development Delivery Local Plan.

Agenda Item 70. 72 Sutcliffe Avenue, Earley, RG6 7JN - Application No: 222963, Pages 115-144

Clarity was sought on the reasoning behind the inclusion of this section of the Borough Design Guide:

*“The proposed dormer window is now proposed to be set in from the eastern side of the roof, removing the currently squared off eastern elevation. This is a positive change in the design and demonstrates compliance with the Borough Design Guide, which states **“dormer windows should generally be positioned within the main roof...”**”*

The reference to the position within the main roof was made simply because the proposals do demonstrate compliance with this requirement of the Borough Design Guide.

Clarity was also sought on the material type proposed to be used on the set-in eastern side elevation of the revised dormer. It can be confirmed this would be tile-hung to match the rest of the dormer and a condition will be attached to ensure this is complied with.

Agenda Item 71. 17 Byron Road, Earley, RG6 1EP - Application No: 222170, Pages 145-182

Additional changes to the originally approved schemes not mentioned in the report:

- Dormer approved under application 211682 not fully constructed (south facing elevational wall omitted) to accommodate the hipped roof form of the two storey side extension approved under application 203275.

Earley Town Council Comments:

Due to the timing of the reconsultation for this scheme, Earley Town Council have requested an extension until 12th January to submit their comments, the day after the Committee.

The Case Officer has spoken to the clerk of the Council informing them of this; they responded that they would email over the Town Council's comments either the afternoon of the 10th or the morning of the 11th. The Case Officer, Kieran Neumann, will verbally address these comments on the night.

Additional comments/rebuttals after further objections/concerns were provided following the release of the report:

Approved extensions are standalone extensions, neither were implemented fully:

The dormer and roof extension approved under certificate 211682 was constructed except for the boxed off flat roof southern side elevation, which was replaced with the hipped roof form of the side extension approved under application 203275. This voided its lawfulness by reason of the omittance of this single wall as it was not built-in accordance with the approved plans.

The wall determines the lawfulness of the dormer and it is argued that the side extension's hipped roof is an improvement on the flat roofed elevation of the approved dormer as it is more in-keeping with other hipped roofs on the street. The flat roof dormer protrusion on the front elevation, which whilst incongruous, is very modest in size and is not unduly overbearing as to detrimentally impact the appearance of the dwelling in the street scene. The rest of the dormer is very well obscured from the road, and it is not considered these minor conflicts in design warrant a reason for refusal.

Outhouse to bottom of garden bigger than approved

This building is not relevant to this application

Brickwork/tiles does not match / Colour of brickwork visually impacting neighbours

Condition 3 of the permission for 203275 'the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building'. The brickwork and tiles are considered by the Council sufficiently similar in appearance and therefore compliant with the condition. It should also be noted that the bricks will weather in time and become more in-keeping with older brick dwellings on the street.

Two-storey rear extension closer to boundary with no.19

Revised plans were received to overcome the inconsistencies in these plans

Noise from AC units

This is not a relevant planning consideration, rather this is a nuisance issue that must be dealt with separately.

Patio is not in keeping with the dwelling

This is adequately assessed in the report

Concerns from drainage/runoff of patio

This is not a relevant planning consideration.

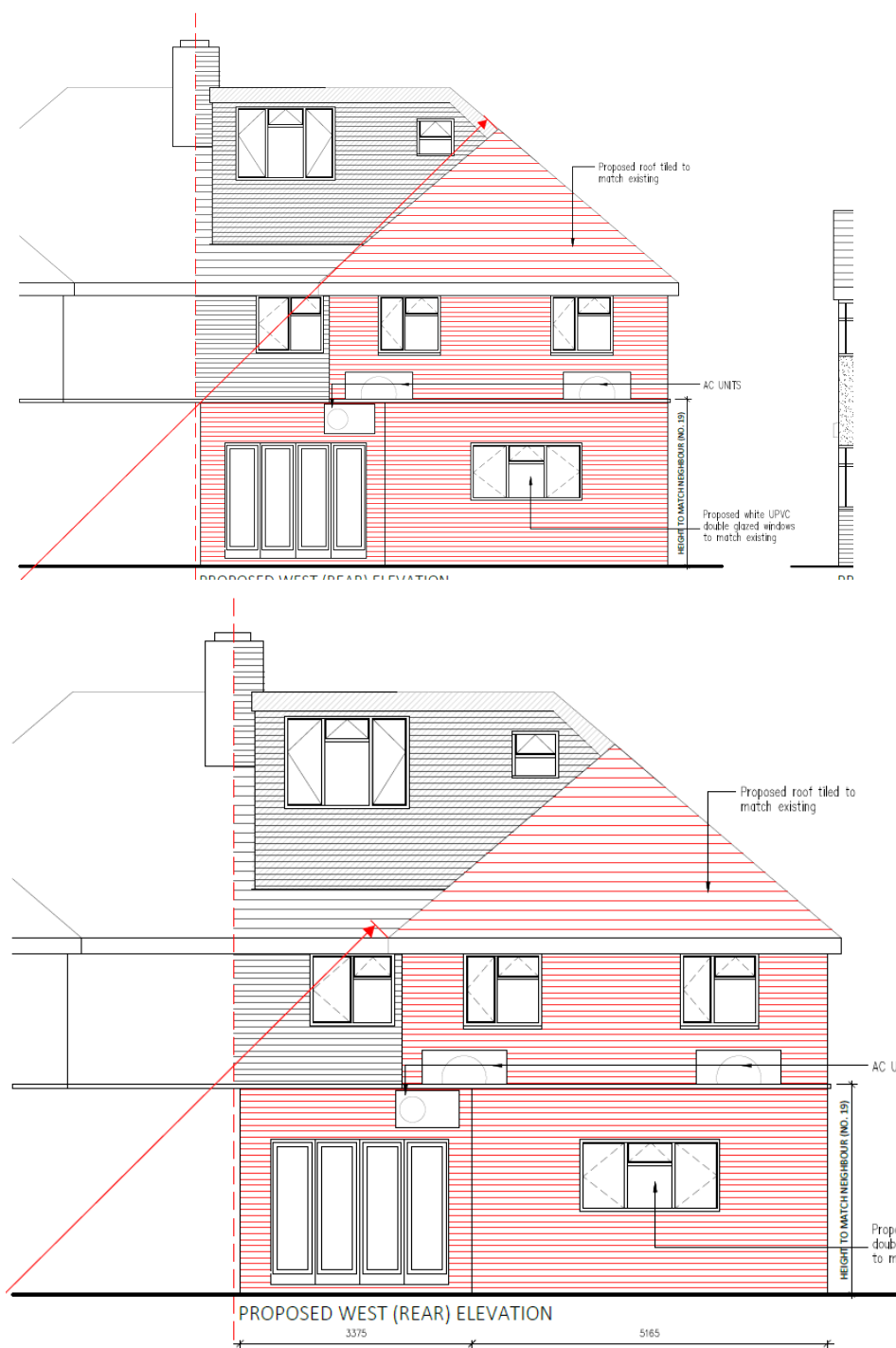
Visual impact of front extension on no.15

The extension is single-storey in nature and modest in size and has no adverse impact on the visual amenities of the adjoining neighbour or the street.

Lack of shadow diagrams

Shadow diagrams were not requested because they were not considered necessary. Below is a 45 degree angle taken on the proposed elevations from the ridge of the roof:

And taken from the eaves of the extension at its furthest protrusion:



These measurements clearly show that there would be no adverse loss of light to no.19. The separation distance between the neighbour's respective two-storey extensions is more than enough to avoid a tunnel effect.

Loss of light to no.19's kitchen rooflight

This is adequately addressed in the report. The plans also pass the 45 degree line on elevational form with regards to the kitchen rooflight. Even so, a kitchen for the purposes of

assessment is a non-habitable room. Outlook and light from no.19's rear patio doors provides adequate light into the kitchen area.

Overbearing on no.19

The approved elevations of 203275 indicated a separation distance of 2.4 metres whereas the floor plans indicated 2.9 metres. All plans have been corrected to 2.4 metres as is evident on site. The Council view this as more than sufficient enough to overcome any adverse impacts in this regard.

The single storey rear element would only protrude approximately 0.94 metres from no.19's rear extension. This is a very minor protrusion and would have no adverse impacts.

The dormer constructed does not pose any adverse overbearing impacts on no.19. The dormer is partly visible from no.19's kitchen rooflight but it is not considered unduly dominant and subsequently overbearing.

Agenda Item 72. Tan House Footbridge, Wokingham Application No. 223493, Pages 183-200

Network Rail has supplied supplementary information to address some of the third-party concerns which have been raised through consultation but are not material planning considerations in this instance and support the application. The full letter is available to view on the portal and is summarised below:

1.Design/Accessibility:

- Network Rail has advised that a wheeled channel will be installed on the stairs to support accessibility for bicycle users.
- Network Rail has advised that a Diversity Impact Assessment was undertaken in May 2022. This concluded that the proposal would not introduce any negative impacts for users with protected characteristics when compared to the existing arrangement. This is due the proposed structure bringing the crossing up to modern day standards with improved lighting, surfacing, handrails and anti-trespass measures to create a safer access, as well as supporting cyclists through the installation of a wheeled channel (which is not part of the current bridges) and halving the number of stairs.
- Network Rail has advised that in order to provide a fully accessible bridge (i.e., a bridge with ramps), 300sqm of additional land would be required outside of their land ownership. Due to the constraints of the built environment, adjacent allotments on the western end and the topography of the land it is not deemed viable to provide a fully accessible bridge at this time. As per Network Rail's arrangement with the Council, the proposed design allows modification to make it fully accessible if this becomes a possibility in the future.

2.Location:

- Network Rail has advised that the footbridge is proposed in the location of the two existing bridges to ensure that the Public Right of Way (FP23) continues to provide

the most direct and convenient route over the railway in this location. Relocating the bridge would involve a longer, more significant permanent footpath diversion.

3.Land Ownership:

- Network Rail has re-emphasised that irrespective of who owns the land, from a planning perspective they are able to carry out development on land not owned by Network Rail. [This refers to the legislation set out in Paragraph 5 on Page 188 of the Committee Agenda].
- Network Rail has advised that they will obtain all necessary land and property arrangements to carry out the works.

4.Temporary Diversion of the Public Right of Way:

- Network Rail acknowledge that the temporary diversion of the footpath during the construction works, creating a temporary route of 0.7 miles, could seem excessive to users who have difficulty travelling distances of that nature. The project will minimise disruption to current users by ensuring the temporary diversion is in place for as little time as possible.
- Network Rail has advised that the agreed arrangements and diversion routes will be communicated 4 weeks in advance of the works commencing on site. Communications will also include information on the timetable of the project and the likelihood of noise impacting neighbouring properties.

Following receipt of a consultation response from WBC Environmental Health two additional informatives have been added:

9. The applicant's attention is drawn to the standard permitted working hours: 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays. Any out of hours (OOH) working request will need to be submitted to the local authority and approved 3 weeks in advance to allow time for the local authority to consider/approve the request and for leafleting to notify nearby residents to happen. Leafleting of nearby residential properties will be the responsibility of the developer, this will need to be done to all residential property in a circular pattern from the bridge to a distance of at least 300m from the noisy OOH work, (that is if the OOH work is approved).

10. The applicant is urged to implement noise mitigation measures, i.e., the use of acoustic screening where viable, as part of a Construction Management Plan to reduce impact on any neighbouring properties. Dust mitigation measures such as water suppression should also be implemented during construction works.

For clarity, an additional informative has been added:

11. This decision is issued in respect of the drawing numbered 70089735-NR-THB-PA-003: Rev. P01 and titled 'Site Location Plan' received by the local planning authority on 22 November 2022.

Agenda Item 73. Land west of Twin Oaks Longwater Lane Finchampstead RG40

4NX Application No: 223021, Pages 201-229

Clarity has been sought regarding personal planning permissions and how this site differs from the decision of the Inspector at “Twin Oaks” to the west of the site.

1. Personal permissions

Planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. Applications cannot be determined by the fact that the application is made by a specific person or persons.

Although the personal circumstances of the applicant or occupier of the proposed site are a consideration in the determination of this application, it is a material consideration only and needs to be balanced with all other material considerations.

The personal circumstances of an applicant or occupier of a proposed gypsy/traveller site are usually used to balance other material considerations. The Town and Country Planning Act 1990 s70 (1) empowers an LPA to grant permission “*either unconditionally or subject to such conditions as they think fit*”.

The National Planning Practice Guidance on personal conditions is that, while it is seldom desirable to limit permission to a named individual, there may be occasions where there are strong compassionate or personal grounds to do so. For example, where permission would not normally be acceptable, a personal condition ensures that the permission does not run with the land and is effectively temporary.

The Planning Practice Guidance sets out the approach for the use of conditions in planning permissions. It states that planning conditions should be kept to a minimum, and only used where they satisfy the following tests:

1. necessary;
2. relevant to planning;
3. relevant to the development to be permitted;
4. enforceable;
5. precise; and
6. reasonable in all other respects.

Each of them need to be satisfied for each condition which an LPA intends to apply. Any proposed condition that fails to meet one of the 6 tests should not be used. This applies even if the applicant suggests or agrees to it.

It is worth noting that a significant resource would be required for a regular inspection of the site and investigation of the identity and status of the occupiers if a personal condition were to be considered.

In the case of this application, there is no practicable reason or any extraordinary circumstances for the imposition of a personal condition. As set out in the report, there is little harm caused by the proposed development and the additional of a gypsy/traveller pitch adds to LPA’s long term provision of sites. The benefits of the scheme outweigh any

harm, regardless of the personal circumstances of the occupier, as summarised in Section 18 of the Report.

2. Twin Oaks

This site was granted planning permission on appeal on 4 August 2010, following refusal of planning permission F/2009/1964 (8 October 2009) and the subsequent service of an enforcement notice.

The Inspector granted planning permission subject to a personal condition.

Policy regimes have changed since the determination of this application (revocation of ODPM Circular 01/2006 and adoption of the Local Plan - Managing Delivery Development Plan Document 2014). Furthermore, the way in which gypsy/traveller need is assessed has also changed.

Each application is determined on its own merits. The Inspector accepted that there as limited harm to this part of the Countryside and to an area ecological interest and balanced this against the needs of the particular family in this case.

**Agenda item 74. Site Address: Templecombe, Wargrave Road, Remenham.
Application No: 223108, Pages 231-265**

Updated plans have been received showing the removal of the pool house, outdoor swimming pool and pathway between the main dwelling and the pool house, and the bin store at the main entrance, reflecting comments in the committee report. Condition 2 is amended to reflect the receipt of these plans and to address any consistencies between the site plans and floor plans.

The Berkshire Gardens Trust have followed up their objection with a letter on 6 January 2022 with the following comments (officer response follows):

- Insufficient consideration and weight has been applied to the impact on the setting of the Park Place Registered Park and Garden (RPG)
- A more robust Heritage Impact Assessment and LVIA is required

Officer comment: The consideration of these comments is discussed at paragraphs 34-41 and 46-53 of the committee report. In short, the planning officer has concluded that (a) the extent of detail relating to the impact upon the setting of the RPG is sufficient, particularly having regard to the dwelling being sited on the same location as the existing dwelling and as the Council's Conservation Officer and Historic England have not objected on these grounds. Whilst recognising that what constitutes good design can be a subjective viewpoint, the design of the replacement dwelling is also considered acceptable.

- Woodland Management Plan and Conservation Management Strategy/Plan should have been resolved prior to consideration at Planning Committee

Officer comment: The Woodland Management Plan (WMP) has been reviewed by the Council's Trees and Landscape Officer and found to be satisfactory as an initial draft, there is nothing in the document or the sensitivity of the site that cannot be resolved as

part of the legal process or via pre commencement conditions or that would warrant finalisation of this document prior to consideration by the Planning Committee.

- Future development of the deleted pool house is piecemeal

Officer comment: The pool house has been deleted from the scheme and paragraph 3 of the committee report acknowledges that a future application could be possible, not that it is expected. In any event, a potential application has no bearing on the current application.

At this point, it is worth restating that there is an outstanding objection from the Council's Landscape Officer (in addition to that raised above from the Gardens Trust), which is noted in the summary of the committee report at page 231 and the consultee summary table at page 233. The primary concerns relate to:

- The lack of robust consideration of the sensitivity and significance of the Registered Park and Garden in the LVIA or Heritage Impact Assessment
- Design matters, including that there has been no study of the local vernacular within the RPG or surrounding area or any design analysis of the proposed dwelling or materials, how it is a contemporary interpretation of the original Templecombe House or precedents

These matters have been responded to in point 1 above.

Condition 12 (protection of trees) incorrectly references an Arboricultural Method Statement that includes reference to the since deleted pool house and removal of two trees. For this reason, it is necessary to seek an updated document as part of pre commencement requirements.

Condition is amended as follows:

2. Approved details

This permission is in respect of the following plans:

- 20083-XX-010 Rev P4, dated 3 January 2023
- 0083-XX-700 Rev P5, dated 30 December 2022
- 20083-XX-701 Rev P4, dated 30 December 2022
- 20083-MH-702 Rev P1, dated 14 October 2022
- 20083-MH-703 Rev P2, dated 19 October 2022
- 20083-MH-704 Rev P2, dated 13 December 2022
- 20083-MH-705 Rev P2, dated 19 October 2022
- 20083-MH-715 Rev P3, dated 13 December 2022
- 20083-MH-720 Rev P3, dated 13 December 2022
- 20083-MH-721 Rev P4, dated 13 December 2022
- 2.04, 2.05, 2.06 and 2.07, dated 28 September 2022

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority. Where inconsistencies exist

between the site plans and floor plans with respect to any path leading west from the dwelling, the site plans (0083-XX-700 Rev P5 and 20083-XX-701 Rev P4) prevail.

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 amended as follows:

12. Protection of trees

No development or other operations shall take place until an updated Arboricultural Method Statement and Tree Protection Plan has been submitted to and approved in writing by the local planning authority. The documentation shall be in accordance with the approved Arboricultural Method Statement (ref: BG21.142.23), dated 20 December 2022 and the accompanying Tree Protection Plans numbered BG.21.142.13 (Plan and Sections 1, 2 and 3), dated 19 December 2022, all prepared by Brindle and Green but with updates to include deletion of the poolhouse, path thereto, outdoor swimming pool and the removal of Trees T48 and T49 (hereinafter referred to as the Approved Scheme).

No operations shall commence on site in connection with development hereby approved (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) until the tree protection works required by the Approved Scheme are in place on site.

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.

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 in writing 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.

Pre-emptive site visits

None.

Non-Householder Appeal Decisions

Following 13 April 2022 Planning Committee, the Non-Householder Appeal Decisions will be reported quarterly prior to the following meetings as part of the Supplementary Planning Agenda:

- July 2022
- October 2022
- January 2023

App no.	Address and Description	Committee (Y/N)	Decision	Main Issues identified/ Addressed
213760	<p>4 Oak House Douglas Grange Hurst RG10 0TT</p> <p>Construction of upwards 1 storey extension (maximum height of 12.5metres) above the existing detached dwellinghouse.</p>	N	Appeal Dismissed	<p>The development would appear as adding considerable bulk to the top of the property.</p> <p>The development would result in harm to the external appearance of the dwellinghouse and local character.</p>
214166	<p>Silver Birches Highlands Avenue Barkham RG41 4SP</p> <p>The change of use from residential curtilage to parking for A1 recycling centre</p>	N	Appeal Allowed	<p>The proposal does not lead to excessive encroachment or expansion of development away from original buildings.</p> <p>The parking area is suitably located.</p> <p>The change of use does not harm the character or appearance of the area and does not constitute inappropriate development of residential gardens where it causes harm.</p> <p>The parking area has not had a harmful impact on the living conditions of the occupiers of the dwelling – there is boundary fencing between the parking area and dwelling. Conditions implemented to restrict hours of use to protect amenities.</p>
202499	<p>Land opposite 136 - 144 Wargrave Road Twyford RG10 9PN</p>	N	Appeal Allowed (Temporary Permission)	<p>The Inspector did recognise there would be harm to the Green Belt through a loss of openness and encroachment, and therefore, also definitional harm to the Green Belt through inappropriate development.</p> <p>Weighing against the substantial harms is the</p>

				<p>absence of a five year supply of PPTS traveller sites in Wokingham based on an outdated evidence base. Whilst the PPTS advises that this factor should be a significant material consideration, the weight to this is tempered by the fact that alternative options do appear to exist, some of which could be less harmful given that the Green Belt designation is reported to only cover around 16% of the Borough.</p> <p>Whilst a permanent occupation is not appropriate, there are considerations weighing in favour of the development such that, when taken together, justify a temporary five-year personal permission (conditions imposed to ensure mobile home is for appellant and their dependants only).</p>
213397	<p>16 Market Place Wokingham RG40 1AL</p> <p>Installation of a glass shopfront and door, bringing the door forward in line with the shopfront, introducing stall riser.</p>	N	Appeal Allowed	<p>Due to the existing variety of the shopfronts within the Conservation Area the materials, scale and design of the shopfront alterations are all appropriate to the character and appearance of No 16 and the wider Conservation Area.</p> <p>The use of aluminium for the stall riser, finished in a matt grey colour, would be appropriate to the design and character of the new shopfront.</p> <p>The Inspector concluded the development would preserve the character and appearance of the Wokingham Town Centre CA and would avoid harm to its significance.</p>

213829	<p>Castle Royle Golf Club Bath Road Hare Hatch RG10 9XA</p> <p>Full application for the erection of a single storey building with 3No roller shutters to the rear and further fenestration to the front, following demolition of the existing timber building.</p>	N	Appeal Dismissed	<p>Given the scale of the proposed building and its position, it would result in a spatial loss of openness to the Green Belt. This loss of openness would be relatively modest, given the site's context and the intended use of the development. Nevertheless, as it would not preserve the openness of the Green Belt, the proposal does not comply with the exception at Paragraph 149b.</p> <p>Very special circumstances will not exist unless the harm to the Green Belt is clearly outweighed by other considerations. The Inspector concluded other considerations in this case do not clearly outweigh the harm identified. Therefore the very special circumstances that are needed to justify the development do not exist.</p>
220206	<p>6 Brunel Drive Woodley RG5 4PW</p> <p>The erection of a ground floor rear extension, ground floor front extension and loft conversion to raise the height of the roof to provide second floor bedroom accommodation.</p>	N	Appeal Dismissed	<p>Harm to the character and appearance of the host dwelling and the area -</p> <p>The proposed porch would extend the existing porch to the full width of the property, it would appear as excessive in scale and would envelop the front of the property.</p> <p>The half hip and flat roofed segment to the rear would not be a sympathetic addition to the gabled roof of the host dwelling and it would appear out of keeping with the surrounding properties.</p> <p>Increasing the ridge of the roof would add significant bulk to the property resulting in a dominant the roofscape when seen in the</p>

				context of the neighbouring dwellings.
220764	<p>53 Barkham Road Wokingham RG41 2RG</p> <p>Full application for the erection of a single storey rear, two storey side and first floor extension and conversion to 2no semi-detached dwellings, following demolition of the existing garage.</p>	N	Appeal Dismissed	<p>The proposed development would cause significant harm to the safety of users of the highway.</p> <p>The proposed development would cause significant harm to the character of the area mainly due to the parking arrangements to the front of the site would reducing opportunities for reasonable landscaping.</p> <p>Moderate harm resulting from the failure to provide appropriate cycle facilities.</p> <p>Housing Supply – Paragraph 11 D engaged , limited weight on supply of housing does not outweigh that the proposed development would be contrary to the Framework in respect of the requirement to achieve well-designed places that are safe and accessible, promote the use of sustainable transport and sympathetic to local character.</p>
210864	<p>Fairlands Church Road Farley Hill RG7 1TU</p> <p>Full application for the laying of hardstanding and use of the land for domestic storage including the parking of vehicles in association with the dwelling house (Use Class C3) known as Fairlands. (Retrospective)</p>	N	Appeal Dismissed	<p>The scheme expands development and encroaches on the countryside, it has a detrimental effect on the character and appearance of the landscape.</p>

211770	Full application for the proposed erection of 2 no. detached dwellings with 2 no. car ports, plus access and landscaping.	N	Appeal Dismissed	<p>Backland Development - the footprint of the new dwellings would be modest relative to their overall plot size, the proposal would nonetheless amount to incremental and piecemeal development, which would tighten the grain of development within the area. Development would erode the sense of openness, verdancy.</p> <p>Thames Basin SPA- No appropriate mitigation/ agreement has been put forward by the appellant.</p> <p>Affordable Housing - the appellant has indicated a willingness to pay an off-site affordable housing contribution in connection with the scheme, no planning obligation has been provided to secure such payment.</p> <p>Housing Supply – Paragraph 11D is engaged however harm identified outweighs provision for two dwellings on the site.</p>
212133	Land at Pineridge Park Nine Mile Ride Wokingham RG40 3ND	N	Appeal Allowed	<p>Principle – The proposal doesn't conflict with aims of Policy CP11.</p> <p>Car use - The proposal would not result in unreasonable reliance and use of cars.</p> <p>Character of Area - The provision of 6 cabins along with parking and ancillary features (including any paraphernalia; parasols, bikes etc) would represent an improvement to the character and appearance of the whole site.</p>

				<p>The proposed development would be set back from the road and would maintain a degree of greenery and visual separation with the main route.</p> <p>Trees- The proposal would be unlikely to have any negative effects on existing trees within and surrounding the site and that the site could accommodate additional planting, including trees, which would have a beneficial effect on its character and the treed nature of the wider area.</p>
211889	<p>Land at and to the rear of 240 Nine Mile Ride Finchampstead</p> <p>Outline application for the construction of up to 32 dwellings. All matters reserved other than means of access from the existing highway on Nine Mile Ride and associated infrastructure, landscaping, and demolition of 2 existing dwellings.</p>	N	Appeal Allowed	<p>The appeal proposal conflicts with certain policies of the development plan but complies with others. It would cause some limited harm to the landscape and would result in the loss of a significant number of trees, many of good quality, as well as an area of woodland. There is the potential for biodiversity enhancement through careful management of the retained woodland area.</p> <p>Importantly, the proposal would comply with Policy SAL03 of the MDD which specifically allocates the site for housing. This policy is an important mechanism for delivering the overall vision, aims and objectives of the Core Strategy.</p> <p>In this case, the additional housing would be a very weighty benefit for the area, by introducing much needed housing for local people: some 32 new units are proposed. It would boost the supply of housing in accordance with the Framework in an area where there is an ongoing</p>

				housing shortfall. It would create additional choice and competition in the housing market. It would create investment in the locality and increase spending in local shops. It would create jobs and investment during the construction phase, albeit for a temporary period. It would deliver a housing allocation specifically identified within the development plan.
203544	<p>Land to the west of St Anne's Drive and South of London Road Wokingham RG40 1PB</p> <p>Full application for the proposed erection of 55 units (including 19 affordable homes) with associated access road from St Anne's Drive, landscaping, and open space.</p>	Y	Appeal Allowed	<p>The Inspector did recognise the appeal scheme would have an adverse impact on the character and appearance of the Green Route and the local area, but the harm would be limited and attracts limited weight.</p> <p>The proposed Affordable Housing would contribute towards meeting the identified needs in the Borough, in keeping with the aim of the Framework to ensure that the needs of groups with specific housing requirements are met. It attracts significant weight.</p> <p>The effect of the appeal scheme on the safety and convenience of highway users would be likely to be acceptable.</p> <p>The proposal would be likely to comply with the requirements of CS Policy CP3 and CP7 with respect to safeguarding interests of nature conservation importance and Policy TB23 as regards net gains in biodiversity.</p>

213681	<p>Land adjacent to Lane End House Shinfield Road Shinfield RG2 9BB</p> <p>Full Planning Application for the Development of 6no. dwellings with associated landscaping and access.</p>	N	Appeal Dismissed	<p>The proposal would result in harm to users of the proposed site access road in respect of highway safety and accessibility.</p> <p>The appeal scheme would have social and economic benefits from the construction of six additional dwellings, including affordable housing units, in support of the Framework's objective of significantly boosting the supply of homes.</p> <p>The six additional units would make a limited contribution and moderate weight to the benefits that would be brought about by additional housing.</p> <p>Conclusion - the adverse impacts of the development significantly and demonstrably outweigh the benefits and the presumption in favour of sustainable development.</p>
212029	<p>Land at the rear of 1 & 1A Milestone Crescent Charvil RG10 9RG</p> <p>Full application for the proposed erection of 1no. 3 bed detached dwelling with associated parking and amenity space.</p>	N	Appeal Dismissed	<p>Backland Development - The development would result in a cramped appearance at odds with and detrimental to the spacious and open character of the area. Furthermore, it would urbanise the site leading to a contrast between the built-up area and the open countryside opposite the site.</p> <p>Living conditions- The proposed development would not provide acceptable living conditions for future occupants, with regard to amenity space.</p> <p>Neighbour Amenity- the proposed development would cause unacceptable</p>

				harm to the living conditions of the occupants of neighbouring dwellings with regard to privacy and outlook.
220964	<p>East Court Farm The Village Finchampstead RG40 3SD</p> <p>Full application for the erection of a 3No storey replacement dwelling following the demolition of the existing single storey dwelling and outbuildings.</p>	N	Appeal Dismissed	<p>The replacement dwelling would be significantly larger in terms of its footprint, height, massing and volume, and particularly in relation to total floor area.</p> <p>The Inspector raised concerns the dwelling would be unjustifiably large for the typical needs of an essential rural worker.</p> <p>No substantive evidence has been presented that the proposed replacement dwelling would be affordable to buy or rent and then maintain, whilst engaged in an essential rural worker job, such as agriculture or forestry, in the area.</p>
212991	<p>Mill Lane Earley Reading RG6 3BL</p> <p>Prior approval submission for the proposed installation of a 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.</p>	N	Appeal Dismissed	<p>The siting and appearance of the proposal would result in significant harm to the character and appearance of the area.</p> <p>The proposal would result in a dominant and overbearing feature, particularly when viewed from the rear upper floor windows and garden spaces of the adjacent residential properties.</p> <p>The appellant has not sufficiently demonstrated that less harmful alternative sites are not available.</p>
221676	<p>Hutts Farm Cottage Blagrove Lane Wokingham RG41 4AX</p> <p>Full application for the proposed conversion of the</p>	N	Appeal Allowed	<p>The Inspector states any conflict with Policy CP11 is modest.</p> <p>The Inspector recognises the location is unsustainable however modest weight is attached on this point</p>

	existing outbuilding to a separate dwelling with associated alterations including changes to fenestration and erection of new boundary fence and gates, plus formation of new parking for the existing dwelling.			following further surveys provided by the appellant which provide cycle routes and timings to settlement boundaries. The Inspector states this weighs in favour of the proposal.
212365	<p>Little Birches Dunt Lane Hurst RG10 0TA</p> <p>Full application for the proposed change of use of land for the stationing of a mobile home for independent residential purposes.</p>	N	Appeal Dismissed	<p>The proposed caravan and its use for residential purposes would not apply to any of the specified criteria set out within Policy CP11 of the Core Strategy and would be an unjustified form of residential development.</p> <p>The site is not a suitable location for housing and there would be heavy reliance on private car use.</p> <p>The proposed development would have an adverse impact on the character and appearance of the area.</p>
221380	<p>112 Silverdale Road Earley RG6 7LU</p> <p>Householder application for the proposed erection of a raised decking platform to incorporate metal railings, 2no privacy screens and access steps to the rear of the property (part retrospective)</p>	N	Appeal Dismissed	<p>The raised decking which projects for around 4 metres from the rear elevation, at the same level as the internal floor of the extension, would allow for significant overlooking into both No 110 and 114.</p>

This page is intentionally left blank