



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held at the Civic Offices, Shute End, Wokingham, RG40 1BN on **WEDNESDAY 9 DECEMBER 2015 AT 7.00 PM**

A handwritten signature in black ink, appearing to read 'Andy Couldrick'.

Andy Couldrick
Chief Executive
Published on 1 December 2015

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

Please note that other people may film, record, tweet or blog from this meeting. The use of these images or recordings is not under the Council's control.

Our Vision

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

Our Priorities

Improve educational attainment and focus on every child achieving their potential

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

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

Tackle traffic congestion in specific areas of the Borough

Improve the customer experience when accessing Council services

The Underpinning Principles

Offer excellent value for your Council Tax

Provide affordable homes

Look after the vulnerable

Improve health, wellbeing and quality of life

Maintain and improve the waste collection, recycling and fuel efficiency

Deliver quality in all that we do

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors

Simon Weeks (Chairman)	Tim Holton (Vice-Chairman)	Chris Bowring
John Kaiser	Bob Pitts	Malcolm Richards
Rachelle Shepherd-DuBey	Chris Singleton	Wayne Smith

ITEM NO.	WARD	SUBJECT	PAGE NO.
74.		APOLOGIES To receive any apologies for absence.	
75.		MINUTES OF PREVIOUS MEETING To confirm the Minutes of the Meeting held on 11 November 2015.	5 - 10
76.		DECLARATION OF INTEREST To receive any declaration of interest.	
77.		APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
78.	Emmbrook	APPLICATION NO. 150260 - 97 OXFORD ROAD Recommendation: Conditional Approval.	11 - 34
79.	Norreys	APPLICATION NO. 152192 - 7-9 WILTSHIRE ROAD Recommendation: Conditional Approval, subject to a Legal Agreement.	35 - 66
80.	Coronation	APPLICATION NO. 152569 - ST JOHN AMBULANCE, CHURCH ROAD, WOODLEY Recommendation: Conditional Approval.	67 - 82
81.	Hurst	APPLICATION NO. 152680 - 1 PYKES FARM COTTAGES, FOREST ROAD Recommendation: Refusal.	83 - 100
82.		PRE COMMITTEE SITE VISITS To consider any recommendations from the Head of Development Management to hold pre-committee site visits, set out in Members' Update.	

Any other items which the Chairman decides are urgent

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

GLOSSARY OF TERMS

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

C/A	Conditional Approval (grant planning permission)
CAC	Conservation Area Consent
R	Refuse (planning permission)
LB	(application for) Listed Building Consent
S106	Section 106 legal agreement between Council and applicant in accordance with the Town and Country Planning Act 1990
F	(application for) Full Planning Permission
MU	Members' Update circulated at the meeting
RM	Reserved Matters not approved when Outline Permission previously granted
VAR	Variation of a condition/conditions attached to a previous approval
PS	Performance Statistic Code for the Planning Application
Category	

CONTACT OFFICER

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**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 11 NOVEMBER 2015 FROM 7.00 PM TO 9.30 PM**

Committee Members Present

Councillors: Simon Weeks (Chairman), Tim Holton (Vice-Chairman), Chris Bowring, John Kaiser, Bob Pitts, Malcolm Richards, Rachelle Shepherd-DuBey, Chris Singleton and Wayne Smith

Other Councillors Present

Councillors: David Chopping and David Lee

Officers Present

Clare Lawrence, Head of Development Management and Regulatory Services
Chris Easton, Service Manager, Highways Development Management
Mary Severin, Borough Solicitor
Colm Ó Caomhánaigh, Democratic Services Officer

Case Officers Present

Emy Circuit, Connor Corrigan, Chris Hannington, Katie Herrington and Graham Vaughan

56. APOLOGIES

There were no apologies for absence.

57. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 14 October 2015 were confirmed as a correct record and signed by the Chairman.

MEMBERS' UPDATE

There are a number of references to the Members' Update within these minutes. The Members' Update was circulated to all present prior to the meeting. A copy is attached.

58. DECLARATION OF INTEREST

There were no declarations of interest.

59. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications had been recommended for deferral, or withdrawn.

60. TPO 1502/2015 AND TPO 1503/2015 - ARBORFIELD SDL

Proposal: To confirm TPOs 1502 and 1503 of 2015.

Applicant: Wokingham Borough Council

The Committee received and reviewed a report about these Tree Preservation Orders, set out in Agenda pages 11 to 34.

Members asked about objections from the developer's Arboricultural consultants. The Planning Officers explained that the TPOs were required to ensure that the trees are retained and not removed prior to construction. The trees are in the area of the proposed Suitable Alternative Natural Greenspace (SANG).

RESOLVED: That Tree Preservation Orders TPO 1502/2015 and TPO 1503/2105 be confirmed without modification.

61. APPLICATION NO. 150162 - LAND AT BIGGS LANE, ARBORFIELD

Proposal: Reserved Matters application for the erection of 113 dwellings with access from Biggs Lane and Princess Marina Drive, with associated internal access road, parking, landscaping and open space, footpaths and sustainable Urban Drainage (Suds).

Applicant: Crest Nicholson Operations Limited C/O Savills

The Committee received and reviewed a report about this application, set out in Agenda pages 35 to 64.

The Committee was advised that the Members' Update included:

- a full list of drawings and documents for condition 2 (Plans);
- the final text for condition 3 (Materials);
- a recommendation to delete condition 8 (Bus Stops);
- a recommended amendment to condition 12 (Flooding and Drainage).

Laurence Heath, representing Barkham Parish Council, spoke to the application. He welcomed the consultation that took place but expressed concern that some issues in relation to trees and transport have yet to be resolved satisfactorily.

Hugo Reeve, on behalf of the applicants, spoke in favour of the application.

Members welcomed the consultation and improvements in the design. Questions were asked about future-proofing the design in relation to parking demand, renewable energy and broadband provision.

Planning officers confirmed that the design meets the parking and sustainability requirements and that adequate service margins are included within the site layout to ensure where possible that utilities are installed within dedicated areas and not within the roads.

RESOLVED: That application no. 150162 be approved, subject to the conditions set out on Agenda pages 37 to 41 with conditions 2, 3, and 12 amended and condition 8 deleted as set out in the Members' Update.

62. APPLICATION NO. 152378 - MONTAGUE PARK (PHASE 5), LONDON ROAD, WOKINGHAM

Proposal: Reserved matters application pursuant to outline planning permission O/2010/1712 as varied by VAR/2015/0342 for a development of up to 650 dwellings and associated infrastructure. The reserved matters comprise 13 flats as an alternative to plots 398–405 previously approved under reserved matters RM/2014/0265 (Phase 5). Details of appearance, landscaping, layout and scale to be determined.

Applicant: Barratt Southern Counties

The Committee received and reviewed a report about this application, set out in Agenda pages 65 to 98.

The Committee was advised that the Members' Update included:

- clarification on the reasons for listing;
- a recommended update to condition 2 (Plans).

Andrew Waters, representing Wokingham Town Council, spoke in objection to the application.

Simon Packer, Agent, spoke in favour of the application.

David Lee, on behalf of Local Ward Member Bob Wyatt who was unable to attend the meeting, spoke in objection to the application.

Members expressed concern at the increase in the number of flats and decrease in the number of houses, given that flats usually have a higher turnover of residents. Some felt that the mix in this Phase was not acceptable.

The Planning Officers said that the mix has to be seen in the context of the overall development. The Outline approved did not specify proportions of houses and flats but referred to the mix in terms of the numbers of bedrooms per unit.

RESOLVED: That application no. 152378 be approved, subject to the conditions set out on Agenda pages 67 to 70 with condition 2 amended as set out in the Members' Update.

63. F/2015/0770 - THE LODGE, NORTH COURT, THE RIDGES, FINCHAMPSTEAD

Proposal: Proposed erection of 4-bedroom dwelling with associated parking, access following demolition of existing dwelling.

Applicant: Ms Rebecca Stead

The Committee received and reviewed a report about this application, set out in Agenda pages 127 to 164.

The Committee was advised that the Members' Update included:

- clarification of the volume and floor space of the original, extant permission and proposed building;
- clarification of the number of parking spaces;
- comments from the Parish Council and the public;
- recommended amendments to condition 1;
- a recommended addition of a new condition 10.

It was noted that Members visited the site on 6 November 2015 to view the site in the context of the wider area and countryside setting.

Frances Jones spoke in objection to the application and presented a photograph which she said indicated that the height of the original building was 4.5m - 1.3m lower than the proposed height. She believed that this increase exceeded guidelines.

Jim Bailey, Agent, spoke in favour of the application. He said that they could not proceed with the previous approved plans because a wall had collapsed. He believed that the new application involved an identical design.

Roger Marshallsay, representing Finchampstead Parish Council, spoke in objection to the application. He referred to a covenant that restricted height to 15ft and believed that this suggested that the height of the original building was 15ft (4.57m).

Members discussed the disputed height and asked about the quality of the original plans on which the previous application had been based. The Planning Officers said that there is a dispute about the height of the original dwelling and whether the building now proposed is of greater height. This cannot be resolved as the building is no longer in existence. However, it is believed that the previous plans were sufficient to gauge the size of the extension proposed. The current plans are satisfactory to determine the current proposal and members must consider if the application is acceptable on the basis of what is before them.

Clare Lawrence, Head of Development Management and Regulatory Services, said that the fact that the Committee had previously approved a similar design meant that if they refused this application, it would likely be overturned on appeal.

RESOLVED: That application no. F/2015/0770 be approved, subject to the conditions set out on Agenda pages 128 to 130 with condition 1 amended and a new condition 10 as set out in the Members' Update.

64. APPLICATION NO. 152354 - UNITS 62 – 67, SUTTONS BUSINESS PARK, READING

Proposal: Full application for the proposed redevelopment of site and the erection of new building for B2 use including office space and storage areas, plus associated car parking and landscape works.

Applicant: Mr C Hall, Standard Life Assurance Ltd.

The Committee received and reviewed a report about this application, set out in Agenda pages 99 to 126.

The Committee was advised that the Members' Update included:

- further clarification on the storage of chemicals and the footprint of the building compared to the previous buildings;
- a recommended additional condition.

Members asked if it was proposed to change the access point to the site. The Planning Officer confirmed that it remained unchanged.

RESOLVED: That application no. 152354 be approved, subject to the conditions set out on Agenda pages 99 to 105 with a new condition added as set out in the Members' Update.

65. APPLICATION NO. 150066 - LAND ADJACENT TO NORTON ROAD, WOKINGHAM

Proposal: Full application for the proposed erection of 6no two bedroom flats and 3no two bedroom terraced houses including demolition of existing light industrial unit.

Applicant: Wokingham Housing Limited

The Committee received and reviewed a report about this application, set out in Agenda pages 165 to 194.

The Committee was advised that the Members' Update included:

- further clarification on parking spaces and internal space standards;
- a recommended amendment to condition 11.

It was noted that Members visited the site on 6 November 2015 to view the site in the context of the character of the area.

Andrew Waters, representing Wokingham Town Council, spoke in favour of the application.

Members welcomed the provision of affordable housing but asked about the internal space being below standard for the higher occupancy level. Planning Officers explained that new standards were introduced on 1 October 2015 but that this application has been designed before that and complies with the current Borough Design Guide.

RESOLVED: That application no. 150066 be approved, subject to the completion of a Legal Agreement and conditions set out on Agenda pages 165 to 172 with condition 11 amended as set out in the Members' Update.

66. PRE COMMITTEE SITE VISITS

The Head of Development Management and Regulatory Services had recommended that pre-Committee site visits be undertaken in respect of the following applications:

- 150260 - 97 Oxford Road - Demolition of exiting building (Use Class D1 Dentist),and erection of Gospel Hall, to assess the impact on the character of the area and adjacent properties
- 152192 - 7-9 Wiltshire Road, Wokingham - 33 bed sheltered apartments, to assess the impact on the character of the area and adjacent properties.
- 152643 - 6 Meadow Road, Earley - Proposed first floor rear extension plus the installation of ground floor side windows, to assess the impact on the adjacent properties.
- 152680 - 1 Pykes Farm Cottages, Forest Road - Erection of two storey side extension, to assess impact on the character of the area.
- 152374 - Land adjacent to 8 Budes Cottages, Keephatch Road, Wokingham - Full application for the proposed erection of a new dwelling at land adjacent to 8 Budes Cottages with new parking area to be erected, to assess the impact on the character of the area.

RESOLVED: That a pre-Committee site visit be undertaken on Friday 4 December 2015 in respect of the following application:

- 150260 - 97 Oxford Road - Demolition of exiting building (Use Class D1 Dentist),and erection of Gospel Hall, to assess the impact on the character of the area and adjacent properties
- 152192 - 7-9 Wiltshire Road, Wokingham - 33 bed sheltered apartments, to assess the impact on the character of the area and adjacent properties.
- 152643 - 6 Meadow Road, Earley - Proposed first floor rear extension plus the installation of ground floor side windows, to assess the impact on the adjacent properties.
- 152680 - 1 Pykes Farm Cottages, Forest Road - Erection of two storey side extension, to assess impact on the character of the area.
- 152374 - Land adjacent to 8 Budes Cottages, Keephatch Road, Wokingham - Full application for the proposed erection of a new dwelling at land adjacent to 8 Budes Cottages with new parking area to be erected, to assess the impact on the character of the area.

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Agenda Item 78.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
150260	18/08	Wokingham Town	Emmbrook	Cllrs Ullakarin Clark & Philip Mirfin

Applicant David Parsons
Location 97 Oxford Road, Wokingham **Postcode** RG41 2YL
Proposal Full Application for demolition of existing community building (D1 use class) and erection of a single storey replacement building for use as Gospel Hall (D1 use class).

Type Minor all other developments
PS Category 16
Officer Katie Herrington

FOR CONSIDERATION BY Planning Committee on 9th December 2015
REPORT PREPARED BY Head of Development Management & Regulatory Services

SUMMARY

This application is for the demolition of the existing bungalow last used as a dental practice and the erection of a new building for use as a Gospel Hall (D1).

The existing dentistry use falls within the D1 Use Class, as does the proposed use as a Gospel Hall. Movement from one use to another within the same use class is not development, and does not require planning permission.

It is understood that the current building is in a state of disrepair and the applicant seeks to replace the building. The proposal would replace the existing building with a smaller building within the same use class.

Although concerns have been expressed as to whether an extant consent for the change of use to a dwelling has been implemented, and whether the use of the site was restricted for use as a dentist only. As a result legal advice was sought and clarified that:

- That the use of the site was not restricted to use as a Dentist
- The permission for residential use (F/2013/0212) was not implemented.

As such, the proposed use itself does not require planning permission, and the application is for a replacement building.

The proposed replacement building would be smaller than the existing building and would be acceptable in terms of its design and impact upon the streetscene and would not result in loss of privacy or overbearing to neighbouring dwellings. The application allows the opportunity to impose conditions relating to parking and hours of use. Therefore, the scheme is compliant with the development plan and is recommended for conditional approval.

Councillors Ullakarin Clark and Philip Mirfin have requested that this application be considered by committee because of concerns relating to the use of the building/site,

noise and disturbance, traffic and parking issues.

PLANNING STATUS

- Major Development Location
- Bat Roosts
- 7KM SPA Zone

RECOMMENDATION

APPROVAL subject to the following conditions:

1. 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. The use hereby permitted shall be carried on only by the Plymouth Brethren Christian Church or their nominees. When the premises cease to be occupied by the Brethren or its nominees, the Gospel Hall use hereby permitted shall cease.

Reason: To protect the occupiers of nearby premises from unreasonable noise levels.

Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

3. This permission is in respect of the submitted application plans 01 A, 02 E by the authority on the 23/07/2015. 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 development plan.

4. The mitigation strategy given in Section 4.1.2 of the submitted Bat Surveys report (Derek Finnie Associates, Version 2a, September 2015) 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, a European Protected Species, are not adversely impacted upon as a result of the development and provide wildlife enhancements as appropriate under NPPF.

5. 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 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

6. The use hereby permitted shall not operate beyond 21:00 Mondays to Saturdays and 20:00 Sundays and Public Holidays.

Reason: To safeguard residential amenities.

Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

7. Before the development hereby permitted commences a scheme shall be submitted to and approved in writing by the local planning authority which specifies the provisions to be made for the control of noise emanating from the building and the approved scheme shall be fully implemented prior to the occupation of the building(s).

Reason: To protect the occupiers of nearby premises from unreasonable noise levels.

Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

8. The development hereby permitted shall be carried out at all times in accordance with the Noise Management Plan, dated 22nd November 2015, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To protect the occupiers of nearby premises from unreasonable noise levels.

Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

9. 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.

Reason: In the interests of amenity and highway safety.

Relevant policy: NPPF

Section 11 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 [and CP6 / CP11 and Managing Development Delivery Local Plan policy TB21]

10. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

11. 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).

12. 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.

13. No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building.

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

Informatives

1. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. **Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action.** The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.
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 allowing for the submission of additional information to overcome concerns relating to impact upon neighbouring residential dwellings. 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	Officer Note
Transfer of dental practice from 103 Oxford Road. Approved 1966.	97 Oxford Road was granted permission for both a dentist and residential element through this application.
Change of use from dental surgery/residential to solely dental surgery. Refused July 1990.	Refused for the following reasons: <ul style="list-style-type: none"> • Lack of suitable parking space • Loss of amenity to the rear gardens of neighbouring properties, by virtue of parking to the rear.
36870 - Change of use from	Concerns have been raised that the 1990 consent

residential/dental surgery to sole use as dental surgery. Approved December 1990.	(36870) restricted the use to 'dentist' only. Legal advice had been sought on this matter: The use of the words you "sole use as dental surgery" in the statement is not sufficient alone, this would normally be achieved by restricting the use of land via condition or removal of permitted development a rights.
F/2004/1405 - Proposed conversion of loft space to one flat with dormer extensions and single storey rear extension to dental surgery. Approved August 2004	This permission was not implemented.
F/2013/0212 - Proposed change of use from a dental surgery to a dwelling. Approved 27/08/2015.	This permission has not been implemented. Legal advice has been sought: There is no evidence to suggest that a residential use had commenced. Works to clear some of the equipment from the site does not constitute development there is no evidence of residential habitation. A S106 agreement was attached to the above consent requiring the payment of sums before occupation. However as the permission was not implemented the S106 is not payable. In addition the Council's S106 monitoring officer received an email stating that the current occupiers did not wish to implement the consent, and have since submitted this application. As such there is no evidence to suggest that the use had commenced.
F/2014/1845 - Proposed demolition of existing community use building and replacement with a single storey building for meeting hall. Withdrawn 22nd October 2014.	Withdrawn to enable a bat survey to take place.

SUMMARY INFORMATION

Site Area	0.06 ha
Proposed use	D1 Gospel Hall
Existing use	D1 Dentist
Existing parking spaces	No designated bays
Proposed parking spaces	8 plus over spill

CONSULTATION RESPONSES

Highways	No objection subject to conditions (Condition 10)
Biodiversity	No objection subject to conditions (Condition 4)
Environmental Health	No objection subject to conditions. (Conditions 7,8, and 9)
Wokingham Town Council	Objection
Local Members	Objection

REPRESENTATIONS

Objections

9 objections and 1 letter with 6 objections attached to it:

- Noise/ disruption to rear gardens, use, vehicles (**See paragraph 19- 29**)
- Noise outside the building (people leaving, entering, chatter) (**See paragraph 19- 24**)
- Obstruction of highway/ issues of highway safety (**see paragraph 26-29**)
- Loss of privacy (**see paragraph 25**)
- Loss of daylight and sunlight (**see paragraph 25**)
- Excessive operating hours (**see paragraph 19-24**)
- Excessive number of people using the hall/ large attendance (dentist by appointment, restrictions on number of dentist rooms in operation) (**see paragraph 19-24**)
- Parking stress (**see paragraph 26 - 29**)
- The D1 use does not exist/ residential use in place (**see paragraph 6 - 12**)
- 2004 application was for dentist, not D1 (**see paragraph 6 - 12**)
- Materials not in-keeping with the area (**see paragraph 16**)
- Lack of windows/ out of keeping with the character of the area (**see paragraph 17 - 18**)
- Proposed building would be taller than the adjoining buildings/ overbearing. (**see paragraph 17 - 18**)
- Hours of use not displayed (**see paragraph 19 - 24**)
- Building line is out of keeping (**see paragraph 13 - 15**)
- 2004 consent had restriction on the number of dentist rooms to be used – to reduce impact of noise/traffic on neighbours (limiting the number of people on the site).
- Does not meet required 1 metre from the boundary distance (**see paragraph 15**).

Support letters

6 letters of support:

- Closer local church

Wokingham Town Council objections

- North flank to boundary separation is 0.5m (Borough Design Guide minimum is 1m) (**see paragraph 15**)
- Width of driveway is 2m (Highways Design Guide is 2.5 minimum) (**see**

paragraph 26-29)

- The low building line, front elevation and proposed gate are out of character with the street scene (***see paragraph 13-18)***)
- The proposed hours of opening are not stated, leading to potential noise and disturbance (***See paragraph 19- 29)***)
- Off road parking provision is not adequate (***see paragraph 26 - 29)***)
- Due to its size, scale and orientation the proposal would have a harmful impact on the residential amenities of 99 Oxford Road (***see paragraph 17 - 18)***)
-

Member objection

Cllr Ullakarin Clark

- Permission was originally given for sole use as a dental surgery. (***see paragraph 6 - 12)***)
- Permission was never given for D1 use. (***see paragraph 6 - 12)***)
- Documentation from Wokingham Borough Council as well as the Bank Deed confirm work had been started. This means that even if D1 status had been granted, it has now lapsed. (***see paragraph 6 - 12)***)
- Under the above Deed s. 106 contribution should have been paid but is still outstanding. (***see paragraph 6 - 12)***)
- The present application contravenes CP3 and Design Guide R7 in that the proposed building is out of character with the surrounding properties. (***see paragraph 13-18)***)
- The present application also contravenes Design Guide R1 because it is not conforming with the building line. The boundary separation of 0.5 metre is not in line with the Design Guide where it is clearly stated that 1 metre is required. (***see paragraph 13-18)***)
- There is insufficient parking to the rear and front as well as limited street parking available. (***see paragraph 26 - 29)***)

Cllr Philip Mirfin

- The site has never had D1 classification (***see paragraph 6 - 12)***)
- The residential use has been implemented (***see paragraph 6 - 12)***)
- North flank to boundary separation is 0.5m (Borough Design Guide minimum is 1m) (***see paragraph 13 - 18)***)
- Width of driveway is 2m (Highways Design Guide is 2.5 minimum) (***see paragraph 13 - 18)***)
- The low building line, front elevation and proposed gate are out of character with the street scene (***see paragraph 13 - 18)***)
- The proposed hours of opening are not stated, leading to potential noise disturbance (***see paragraph 19 - 24)***)
- Off road parking provision is not adequate (***see paragraph 26 - 29)***)
- Due to its size, scale and orientation the proposal would have a harmful impact on the residential amenities of 99 Oxford Road (***see paragraph 25)***)

APPLICANTS POINTS

- The hall be used as a gospel for locally based families belonging to the Christian group known as Plymouth Brethren
- The church could occupy the existing building without planning permission.
- Whilst the group could occupy the existing building, they seek to demolish and rebuild a new hall due to structural issues with the existing building.

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC06	Noise
	CC09	Development and Flood Risk
	Cc07	Parking
	CC10	Sustainable Drainage
	TB07	Internal Space Standards
	TB21	Landscape Character
	TB23	Biodiversity
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
	WPSS	Wokingham Parking Standards Study Report October 2011

PLANNING ISSUES
<p><u>Description of Development:</u></p> <p>1. It is proposed to demolish the existing single storey building and erect a new single storey building that would be:</p> <ul style="list-style-type: none"> - Set behind the façade of the adjoining dwelling by 3 metres, 0.5 metres away from the boundary from number 99; - Smaller than the existing dwelling measuring 8 metres in width, 12 metres in depth, and 6.1 metres in height compared to 8.4 metres in width, 13.9 metres in depth and 6.3 metres in height at present;

- Include 5 parking spaces to the front, and disabled bays and overflow parking to the rear.

Principle of Development:

2. The National Planning Policy Framework (NPPF) 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.
3. The site is located within a major 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.
4. 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.
5. The site would be within the major development location and as such would be acceptable in principle, subject to other material considerations.

The existing use of the site:

Whether Open D1 or 'Dentist'

6. Concerns were raised that the 1990 consent was not for an open D1 use but for the use as a dental surgery only - The proposal is described as "36870 Change of use from residential/dental surgery to sole use as dental surgery. Approved 12. December 1990".
7. Legal advice had been sought on this matter. The wording in the proposal alone is not a sufficient to ensure that the premises can only be used for a dental surgery and for no other use. The words 'sole use as a dental surgery' are simply part of the proposal description. Changing to another use within the same Use Class is not development and does not require planning permission. The law will require any planning authority that wishes to restrict a use to say so clearly and unambiguously in a carefully worded condition and to give reasons why it is reasonable to do so. The only way to clarify the restriction of a use by removing rights from land, such as permitted development rights, either via a condition or an Article 4 direction, or removing a planning permission. There is no such condition in this planning permission, and without this, any argument that it should be used only as a dental surgery and no other D1 use is completely unenforceable.
8. Planning permission decision notices do not have to specify the class of use being applied for. As the premises have permission for a dental surgery, and that permission was clearly implemented, then it must be concluded that the use is D1 as advised previously, and that all of the uses within D1 will be permitted.

Whether the residential use had been implemented

9. Concerns were raised that the site was in residential use and was no longer a dentist. It was argued that the removal of dentist equipment implemented the residential consent. It was also relevant that the attached S106 monies had not been paid.
10. Legal advice was also sought on the above matter. The assessment of whether a use had commenced is a matter of fact and degree, along with the requirements of the decision notice. In this case there is no evidence that that a residential use had commenced. Whilst dental equipment had been removed, including tools and chairs, this was likely to be a result of the previous occupant leaving, such activity would not constitute development and is an activity over which the Council does not have control. There were no other signs of residential habitation. The reception and dentist rooms remained set up, albeit without tools or chairs. There was no bedroom or bathroom that included bathing or showering facilities. There was no full kitchen, other than a small kitchenette.
11. Whilst a S106 agreement had been signed, the payment of the section 106 would only be required on implementation of the planning permission. The applicant is not required to implement the permission and the permission had not been implemented. In addition, the Council's S106 monitoring officer received an email stating that the current occupiers did not wish to implement the consent for the dwelling, and have since submitted this application. As such no S106 monies are due.

Use as Gospel Hall

12. The proposal would fall within the same use class as the existing use on the site. The site was last used as a Dentist, a use falling within use Class D1. Gospel Halls would also fall within the D1 use class. Such use could operate within the existing building and on the existing site without requiring planning permission. The use of the site is therefore not for consideration as part of this application for a replacement building.

Impact upon the character of the area

13. Concerns were raised with the position of the replacement building within the prevailing building line, its lack of fenestration, and materials used on the proposed replacement building.

Prevailing building line



14. The proposed replacement dwelling would be located 3 metres behind the adjoining dwellings allowing additional parking spaces to the front. This is compared to the original building that was in line with the adjoining dwellings. Whilst the new building would be set back from the adjoining dwellings, such variations exist in the wider area and as such the proposal would not be harmful to the character of the area.

15. Concern has also been raised that the proposed building would only be set 0.5 metres off the boundary, rather than 1m as required for residential development by the Borough Design Guide. However, the proposal is for a detached single storey Gospel Hall which would adjoin a two

storey residential dwelling and would be set significantly back from that neighbour. As such it would not result in the terracing impact which the Borough Design Guide seeks to avoid.

Materials

16. The application proposes the use of white weather boarding to the elevations and plain clay tiles to the roof. Concerns were raised regarding the use of weather boarding on the basis that these would be contrary to the character the area. The area is characterised by a range of building styles and sizes, with some variation in materials surrounding the application site. The use of weather boarding is not particularly unusual on residential and non-residential properties and the use of external materials other than brick is considered to be acceptable.

Height, scale and massing, and fenestration

17. The existing building on site is a bungalow which is smaller than the majority of surrounding dwellings, which are largely two storeys. The proposed replacement building would have a similar height to the original, but would be slightly narrower and less deep than the existing building, resulting in a smaller volume overall. The building designs and height within the surrounding street scene are varied, and there is an existing height and scale difference between the existing building and the surrounding dwellings. Whilst the proposed building is smaller this would not be

harmful to the character of the area.

18. Concern was raised that the proposed replacement building would be out of character within a residential area due to its lack of fenestration. The proposed building would contain one window and one door to the front elevation, compared to two windows to the front on the present building. This is considered to be appropriate. It should also be noted that the D1 use of the site is not residential in any event.

Residential Amenities:

Noise/disturbance

19. Concerns were raised with the noise and disturbance of from within the Gospel Hall, from people leaving and entering the hall, and through the movement of vehicles on and off the site. It needs to be emphasised; however, that the use of the building as a Gospel Hall is not the primary factor to be considered as the existing building could be used for this use without requiring planning permission.
20. Whilst parking spaces are proposed to the rear of the site, limitations to the hours of operation are proposed which would limit the impact upon the amenity of the amenity of neighbouring dwellings. The existing D1 use does not have any restrictions relating to hours of operation and it should therefore be noted that the Gospel Hall could use the site without any time restrictions. The rebuilding therefore represents the opportunity to place constraints on the use to limit its impact.
21. Concerns were raised with the early opening hours due to potential noise disturbance; however, the applicant advises that the early Sunday morning Lords Supper (Holy Communion) is regarded as an immutable commitment. Furthermore, this could occur in the existing building without planning controls.
22. A noise management plan has been submitted by the agent that sets out measures to manage potential noise levels, including no musical instruments or pre-recorded amplified music, no outside music, due care to not disturb neighbours, and a complaints procedure (**Condition 8**). In addition, the unit is relatively small, limiting the amount of people that could use the building and associated traffic movements. This represents an additional control relative to the current position.
23. For the reasons above it is considered appropriate to condition the use of the building by the Plymouth Brethren only (**Condition 2**).
24. In terms of noise and disturbance from within the Gospel Hall, appropriate soundproofing or sound insulation has been conditioned, details of which must be submitted and approved prior to commencement (**Condition 7**). As above, it should be noted that the use of the existing building is unrestricted and the hours of use of the building are therefore not controlled at present. Therefore, this represents an ability to control the use of the building relative to the current position.
25. In summary therefore, both in terms of noise and disturbance due to people entering and leaving the Gospel Hall and from noise within the site, the current application represents an opportunity to impose a restriction on hours of operation of the site in the interests of the amenity of surrounding occupiers, which does not exist at

present given the unrestricted nature of the lawful D1 use of the site.

Privacy/ loss of daylight and sunlight

26. Concerns were raised with the rearward projection of the new building and that it would overshadow the rear extensions of the adjoining dwelling; However it is considered that whilst there would be shadowing for some parts of the day it would not be to the extent that it was result in harm to residential amenity from this modest building, which is smaller than the existing building.

Highways issues

27. Concerns were raised about the impact the vehicle movements, and parking demand as a result of the proposed Gospel Hall including parking stress and issues of highway safety.

28. The council's parking standards set out by use class. For D1 uses there is no set parking requirement for a Gospel Hall. The 1990 consent for 'Change of use from residential/dental surgery to sole use as dental surgery' conditioned the parking layout and turning space for 5 visitor bays and 5 staff parking bays.

29. The setting back of the building provides space for 5 vehicles and landscaping to the front, and 3 disabled bays and overflow parking to the rear. The proposed allocated bays are less than that of the 1990 consent, the proposed building is also smaller and there is space for overflow parking at the rear that results in a similar provision.

30. Given that the proposed use could occupy the existing unit without planning permission and use the same parking provision, it is not considered reasonable to require additional parking provision over and above the level proposed.

Biodiversity:

31. The building currently at 97 Oxford Road was confirmed as a resting place of a European Protected Species (bats) in October 2014 when bat droppings, likely Brown Long-eared, were discovered by GS Ecology. The building is proposed for demolition and replacement. The destruction of existing roost would be an offence unless a derogation licence is obtained. In order to obtain the derogation licence from Natural England the applicant will need to demonstrate that the 'three tests' can be passed, one of which is whether favourable conservation status of the protected species will be maintained.

32. In relation to the tests it is considered that:

- The proposal would comply with development plan policy, and in doing so would be in the public's interest to approve.
- Due to the need to replace the building, following concerns of its structural integrity, there is no satisfactory alternative
- The proposal would achieve conservation status from a compensating with bat brick within the building, and tree mounted boxes (**Condition 4**).

33. These tests have been met by the proposal, and therefore it is considered reasonable that a Licence could be granted from Natural England. There is therefore

no objection to the development on the basis of ecological impact.

CONCLUSION

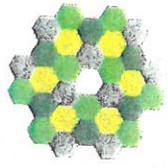
This is a proposal for the demolition of a building last used as a dentist and the erection of a new building for use as a Gospel Hall. Both uses fall within use class D1. Concerns were raised that the building is now under residential use, and that the use is limited to a dentist only. Legal advice has been sought that clarified that the use is open D1. Consequently, the existing building could be used as a Gospel Hall without planning permission. This application provides an opportunity to secure controls over noise, hours of operation and noise mitigation relative to the current position. The building itself would not harm the character of the area, or impact upon residential premises in physical terms and provides adequate parking which would be controlled through condition. As such the proposal is recommended for conditional approval.

CONTACT DETAILS

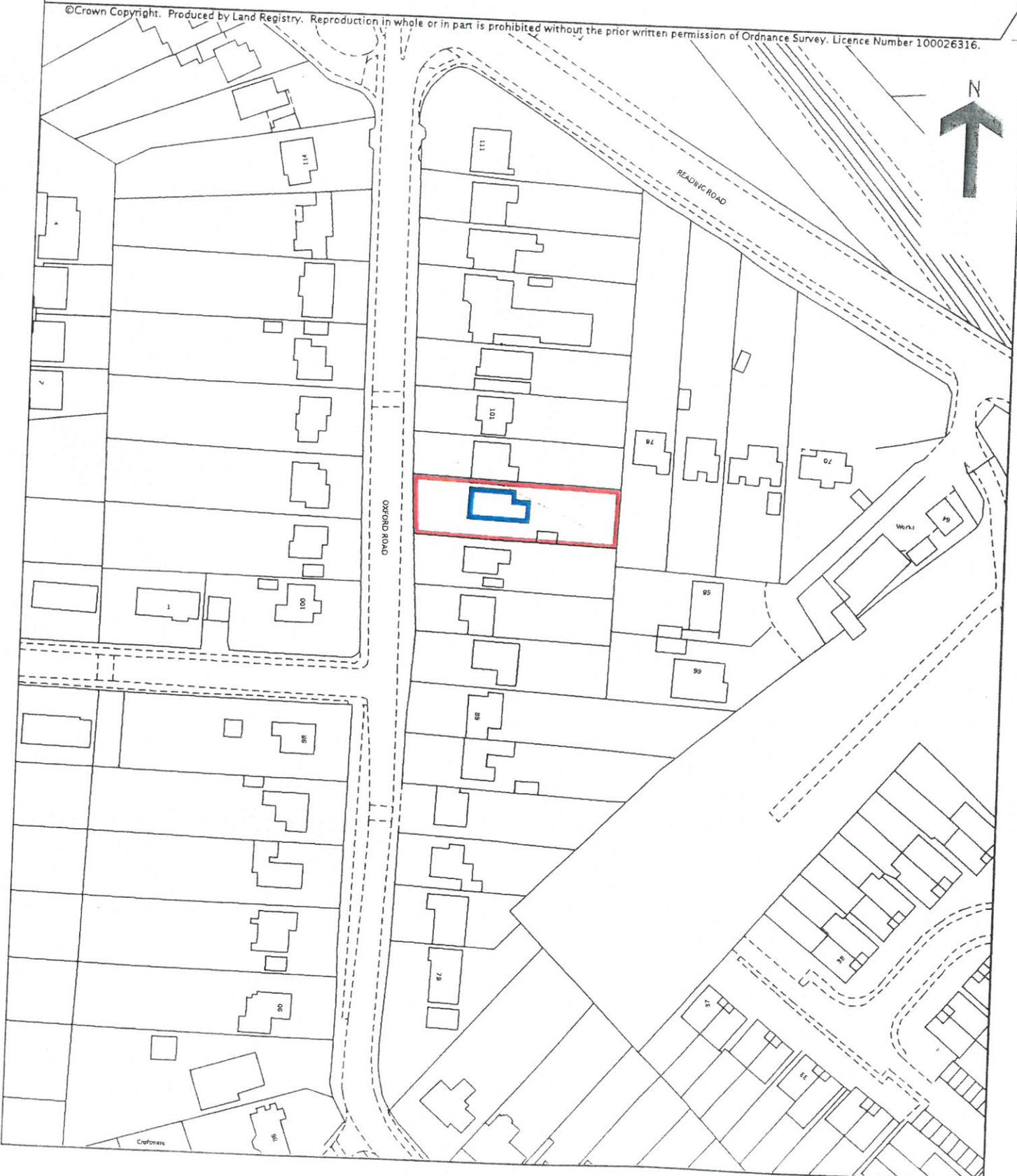
Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk

Land Registry
Official copy of
title plan

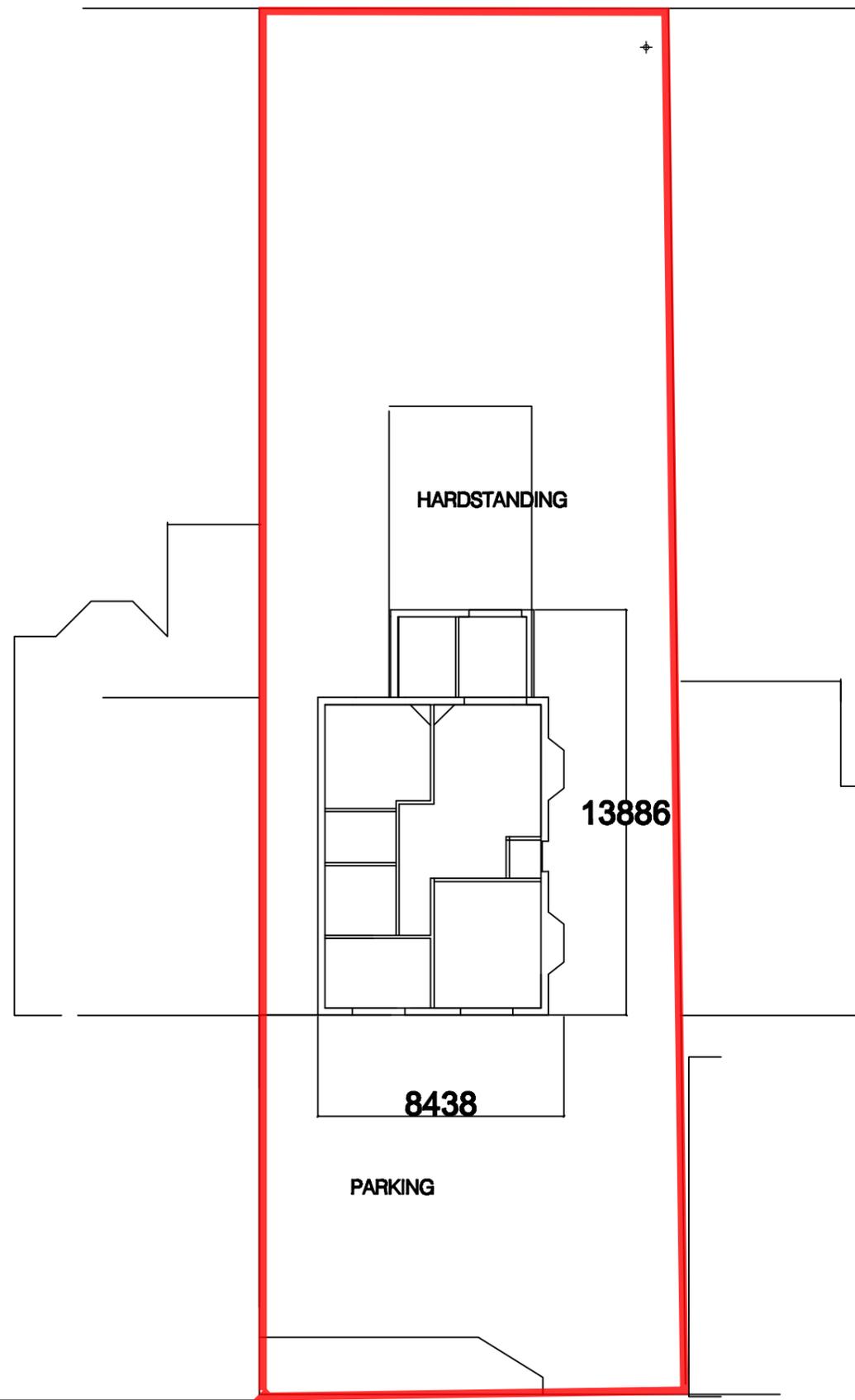
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Administrative area **Wokingham**



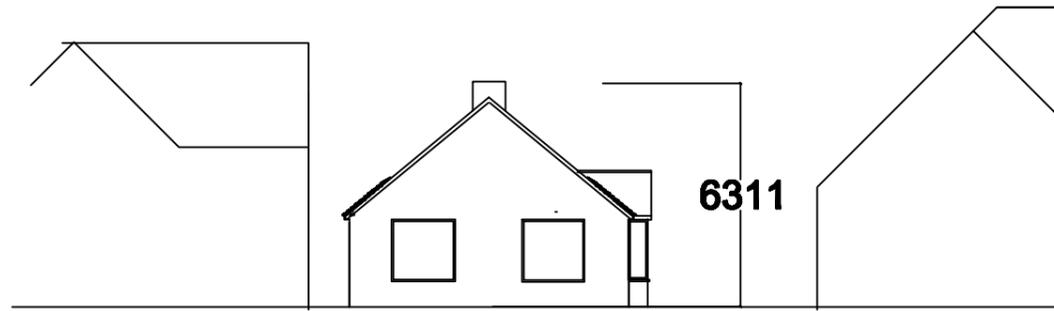
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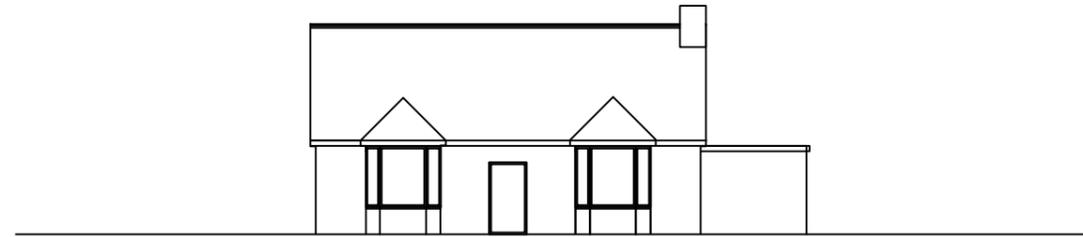
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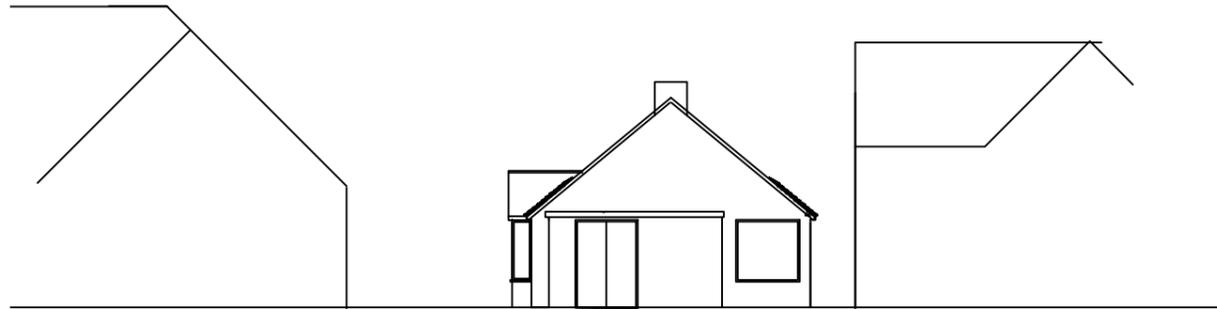
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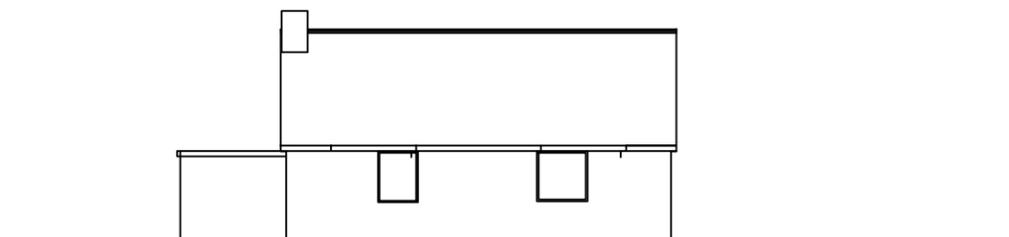
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03
01 Side elevation
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04
01 Rear elevation
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05
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Rev	Date	Description
E	27/01/2011	for resubmission

Project
Oxford Rd

Location
Wokingham

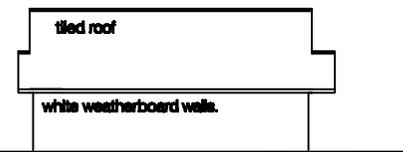
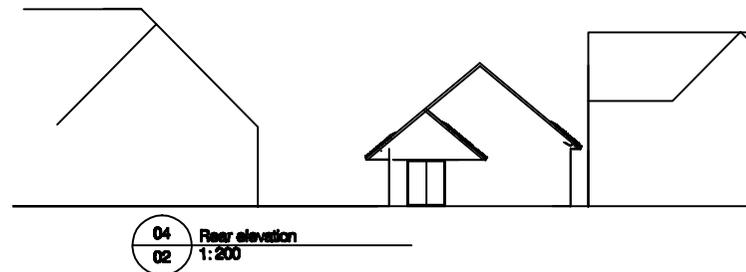
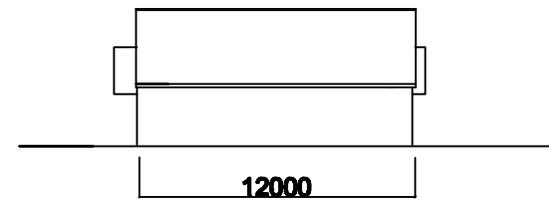
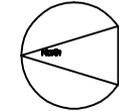
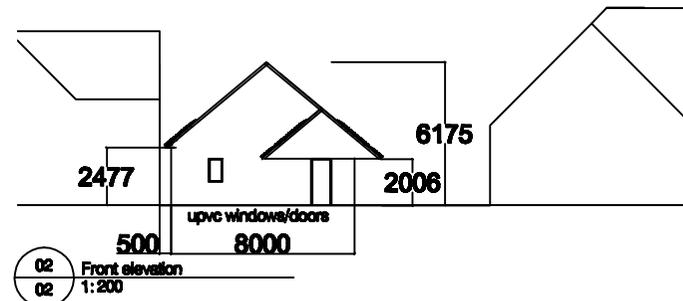
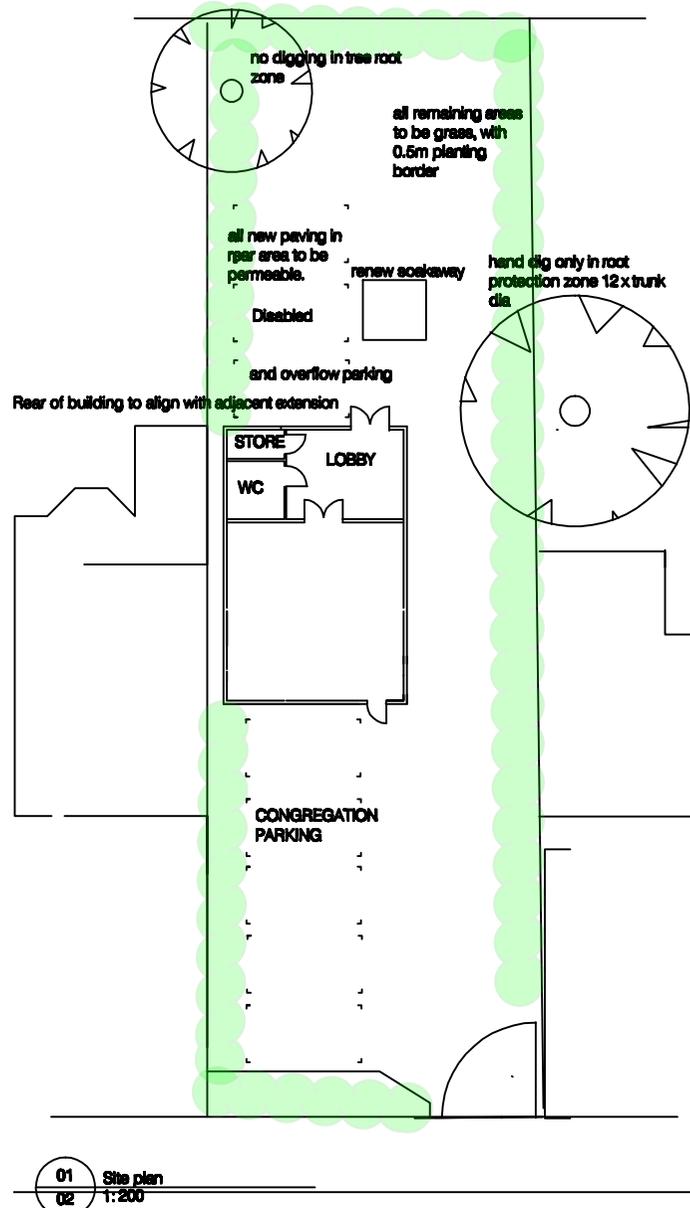
Drawing Title
Existing plan and elevations

Redlands Constructic
Achieving Results Togeth

Iron House, Arkwright Road, Reading, RG2 0C
 T> 0118 986 5
 F> 0118 986 5
 E> planning@redlandsconstruction.co.uk

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E	22/08/14	LAYOUT
D	4/8/14	LAYOUT
C	28/7/14	LAYOUT
		C
Rev	Date	Description
Project		
Oxford Rd		

Location
Wokingham

Drawing Title
Plan and elevations as proposed

Redlands Construction
Achieving Results Together

Iron House, Airwight Road, Reading, RG2 0LU
T> 0118 986 5425
F> 0118 986 5420
E> planning@redlandsconstruction.co.uk

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APPLICATION 150260

NOISE MANAGEMENT PLAN

Date: 22nd November 2015

Proposed Development: Gospel Hall and Car Park

Location: 97 Oxford Road, Wokingham, RG41 2YL

Applicants: Reading Gospel Hall Trust

1. INTRODUCTION

- 1.1 The applicants propose the replacement of the existing detached single-storey building and associated car park which has existing Class D1 use having been used as a dental surgery since 1967. The replacement building is intended for use as a Gospel Hall and is proposed to be slightly smaller than the existing building.
- 1.2 The proposed use will include weekly services early on Sunday mornings and on Monday evenings. This is primarily for local worship by households living in the area close to the site.
- 1.3 This Noise Management Plan is prepared to document design and management procedures to ensure that the proposed Gospel Hall can operate in harmony with neighbouring occupiers and avoid any disturbance to people living nearby.

2. KEY OBJECTIVES OF NOISE MANAGEMENT PLAN

- 2.1 The key objectives/outcomes from this Noise Management Plan are:
 - Minimising the impact on local residents and neighbouring occupiers
 - Satisfying Environmental Protection and the Local Planning Authority
 - The identification and management of the range of potential noise sources related to the premises and all specified events and activities
 - A complaints procedure – including recording of actions/outcomes and regular review

3. DESIGN TO MANAGE NOISE IMPACTS

- 3.1 The site is located in Oxford Road, which is a busy connector road between Wokingham Road and Barkham Road and carries a considerable volume of through traffic. The street is mainly residential, though there are a few other non-residential uses.
- 3.2 The proposed Gospel Hall is to be located in broadly the same position as the existing building. This positioning will allow more parking to the front of the property close to the road.
- 3.3 Both neighbouring properties have no habitable room windows facing the site. The proposed Gospel Hall will have limited fenestration with 1 No. dummy window on the west [front] elevation. Cloakroom ventilation will vent on the northern elevation facing the windowless flank of 99 Oxford Road. To ensure noise containment, no windows are proposed to the meeting area to be used for worship and prayer. The single emergency exit on the west elevation will be provided with an external grade solid timber door with draught excluders and will be fitted with panic latches. It will normally only be opened in emergency. The main entrance/exit door faces east, and away from the neighbouring houses.
- 3.4 The side boundaries to the front already have well established hedges and these will be maintained to enhance noise containment. The other boundaries have some planting, and this will be added to with fast growing hedging. The side and rear boundaries will be enclosed by a 2.0m high solid close boarded boundary fence which, together with this new hedge, will minimise any escape of noise from the site toward the neighbouring properties. The trust will maintain the proposed fence and hedging in good condition throughout the life of the development.

4. MANAGEMENT MEASURES TO MINIMISE NOISE IMPACTS

- 4.1 The following management measures are proposed to minimise noise impacts:

Component	Measures to be taken
Internal music	No musical instruments or pre-recorded amplified music will be used. There will be only unaccompanied voice singing. External doors and lobby doors will be closed during services.
Outside music	No outside music will be permitted at any time.
Worshippers and car park	Worshippers will gather in sobriety with due care not to disturb neighbours. Car doors will be shut quietly – not slammed – on both arrival and departure. On Sunday mornings, no general conversation in the car park on arrival or departure will be allowed. Greetings will be limited to within the foyer and/or meeting area. Trustees will monitor regularly to discourage loitering, chatting or inconsiderate and noisy driving. Use of vehicle stereos in or close to car park is considered to be inappropriate and inconsistent with a place of worship. Departures will be prompt following services, and normally within 15 minutes of each service ending. The car park is not a children's play area and parents will supervise their families at all times. The premises are primarily for the use of local households who will gather as families in their own vehicles. Taxis or

private hire operator vehicles are not used. The car park gates will be bolted and padlocked when not in use. Chain and lock will not be utilised. The gates will be maintained in good condition, with hinges and locks being regularly lubricated. Care will be taken in opening and closing the gate, especially on Sunday mornings.

Deliveries and Collections	Deliveries to the premises are abnormal and will be limited to normal working hours. Waste removal is limited and will usually be in bags taken away by cleaners on weekly or fortnightly basis. Preparation of the hall for Sunday service will normally be undertaken on Saturday during daylight hours.
Smoking shelters, external seating and eating areas	None proposed as Brethren have a no-smoking policy. No external seating or eating on site.
Gardens and play areas	Periodic grounds maintenance will be undertaken during normal working hours. No play areas on site.
Weddings and Funerals	The proposed Gospel Hall will not be licensed for solemnising of marriages – this is limited to the larger ‘City’ hall, which is also the venue for funeral occasions.
Mechanical equipment air con/extractors	All mechanical air extract equipment will vent to the north of the building, not towards neighbouring properties, with systems being fitted with sound attenuators as required.
Open-air public events and festivals	No open-air public events and festivals are held.
Complaints	In the unlikely event of complaints, these can be made by telephone on the contact number to be displayed on the public notice board at the entrance or in writing to the Trustees. A responsible Trustee will be nominated to deal with any complaint and ensure a prompt, sympathetic and polite response, together with a review of the circumstances and recording of actions/outcomes and sending a report back to the complainant where appropriate. The record of complaints will be reviewed by the Trust annually as a minimum and will be available to the Council’s Environmental Protection Team on request.
NMP Review and Update	This NMP will be reviewed by the Trust and updated within 12 months of first occupation of the proposed Gospel Hall and thereafter at five yearly intervals or following three justified complaints being received.

J R Shephard and D J Parsons

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Agenda Item 79.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
152192	16/13	Wokingham	Norreys	Major application

Applicant	Renaissance Retirement Ltd and Bancroft Developments		
Location	7 - 9 Wiltshire Road, Wokingham	Postcode	RG40 1TP
Proposal	Demolition of existing buildings and erection of a block of 33 sheltered apartments for the elderly; construction of basement parking and surface parking spaces; associated integral refuse bin store, electric pavement car store and cycle store; modification of existing access		
Type	Major		
PS Category	1		
Officer	Justin Turvey		

FOR CONSIDERATION BY	Planning Committee on 9 th December 2015
REPORT PREPARED BY	Head of Development Management and Regulatory Services

SUMMARY

The application site contains 2 large detached dwellings set in spacious grounds, located by the junction of Wiltshire Road and Rectory Road. The surrounding area largely consists of two and two and a half storey flatted developments.

The proposal is a Major application for the demolition of 2 existing houses and the erection of a block of 33 sheltered apartments. The development would also provide communal facilities including an owners lounge, parking, including basement parking and landscaped gardens.

The surrounding area is largely characterised by large flat blocks, and the development would therefore be in keeping with this and would accord with Local Plan policy. The design and detailed appearance of the development would be in keeping with the surrounding development. The development would not result in overlooking or overbearing impacts to surrounding residential occupiers.

The development provides an acceptable level of parking, would not impact upon the peak hour capacity of the highway network, provides adequate visibility and has a good level of accessibility.

Although a number of trees would be removed to facilitate the development, replacement planting is proposed as well as a landscaping scheme. The development would not have a detrimental impact upon the ecological value of the site.

Therefore, the scheme is compliant with the development plan and is recommended for approval, subject to the completion of a Legal Agreement to provide a financial contribution towards affordable housing, and planning conditions as listed below.

PLANNING STATUS

- Major development location
- Thames Basin Heath SPA – 7 km
- Contaminated land consultation zone

- South East Water supply area
- TPO
- Affordable Housing Thresholds

RECOMMENDATION

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

- A. Completion of Legal Agreement to secure a financial contribution of £205,228 towards affordable housing; and**
B. Conditions and informatives:

1. 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. This permission is in respect of the submitted application plans and drawings referenced:

- Location and Block Plan - ASP.15.063.001
- Proposed Site Plan - ASP.15.063.002B
- Proposed Basement Floor Plan - ASP.15.063.100A
- Proposed Ground Floor Plan - ASP.15.063.101A
- Proposed First Floor Plan- ASP.15.063.102
- Proposed Second Floor Plan- ASP.15.063.103
- Proposed Roof Plan- ASP.15.063.104
- Proposed Elevations - ASP.15.063.200
- Proposed Elevations - ASP.15.063.201
- Proposed Sections - ASP.15.063.203
- Proposed Car Park Sections - ASP.15.063.204

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. Before the development hereby permitted is constructed above damp proof course level, samples and details of the materials to be used in the construction of the external surfaces of the building/s 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. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Any subsequent investigation/remedial/protective works deemed necessary by the LPA shall be carried out to agreed timescales and approved in writing by the local planning authority. If no contamination is encountered during the development correspondence confirming this fact shall be submitted to the LPA upon completion of the development.

Reason: To ensure that any contamination on the site is remediated to protect

the existing/proposed occupants of the application site and adjacent land
Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

5. No development shall take place within the site until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.

Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25.

6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other 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.

7. There shall be no restriction on the use of the car parking spaces shown on the approved plans. Other than the allocated disabled and visitor spaces, all spaces shall remain unallocated.

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

8. 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.

9. No building shall be occupied until the access has been constructed in accordance with the approved plans.

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

10. 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 gates or barriers shall be erected at, or within 10 metres of, the vehicular access onto the highway.

Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety.

Relevant policy: Core Strategy policies CP3 & CP6.

11. The development shall be carried out in full accordance with the Construction Method Statement produced by Hackwood Group received 18/11/2015 unless the local planning authority agrees to any variation in writing.

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

12. The approved on-site collection area for refuse and recyclable materials shall be constructed in accordance with the approved details prior to occupation of the development hereby approved. The collection area and facilities shall be permanently retained as so-approved and used for no purpose other than the temporary storage of refuse and recyclable materials (on collection days only).

Reason: To ensure the efficient collection of waste materials whilst avoiding highway obstruction and loss of visual amenity, in the interests of a functional development, the character of the area, highway safety & convenience and the quality of the pedestrian environment.

Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC04.

13. Notwithstanding the approved plans, prior to the first occupation of any part of the approved development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

14. 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

15. a) No development or other operation shall commence on site until the protection measures set out in Barrell Tree Consultancy's Arboricultural Impact Appraisal and Method Statement (Ref.15115-AIA-DC) dated 23 July 2015 and Tree Protection Plan No.15115-BT2 for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837: 2012 has been implemented in complete accordance with the approved details 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.

16. Prior to occupation of any part of the approved development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 .

17. All boundary treatments shall be implemented as per 'Hayley-Martin Gardens Wokingham Landscaping Masterplan drawing no. 1 revision 2'. The Close Board Fence as identified on the plans shall be 1.8m in height. The approved boundary treatments shall be implemented prior to the first occupation of the development. 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
18. Vegetation removal on site shall only be conducted outside the bird breeding season, March to August inclusive, or within 48 hours of an ecologist confirming the absence of breeding birds, if in March to August inclusive unless otherwise agreed by the local planning authority.
Reason: To ensure that the Wildlife and Countryside Act 1981 (as amended) is complied with and breeding birds, their nests and eggs are not harmed or damaged. Relevant Policy: Core Strategy policy CP7.
19. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 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.
Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.
20. The development hereby approved shall not be occupied until a scheme for proposed external lighting has been submitted to and approved in writing by the local planning authority. The scheme shall set out steps that will be taken to ensure that external, zonal or security lighting does not cause a nuisance to local residents, including future residents of the site and shall be implemented in accordance with the approved details.
Reason: To protect the amenity of local residents.
Relevant Policy: Core Strategy policy CP3.
21. The rear (east) facing windows in units 16 and 28 shall be fitted with obscured glass and shall be permanently so-retained.
To safeguard the residential amenities of neighbouring properties.
Relevant policy: Core Strategy policy CP3
22. No development shall be carried out until an 'Employment and Skills Plan' has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved Employment and Skills Plan.
Reason: To ensure training opportunities are available for local workers.
Relevant policy: Managing Development Delivery Local Plan policy TB12
23. The occupation of the units hereby approved shall be limited to that of sheltered accommodation for the elderly only. For this purpose elderly is where one or more of the proposed occupants of each dwelling is over 60 years of age, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The number of parking spaces has been limited to reflect that required by persons aged 60 or over and as such, the occupancy needs to be restricted to this age group to ensure adequate parking to serve the development.

Relevant policy: Core Strategy policy CP3.

24. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. Other than the temporary dewatering drainage required during the construction of the approved basement car park, no discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

Relevant policy: National Planning Policy Framework and Core Strategy policy CP1.

25. No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include results of groundwater monitoring undertaken at the site showing seasonal variation in groundwater levels in order to demonstrate whether the basement car park will be at risk of groundwater flooding and/or will have a detrimental impact on the risk of groundwater flooding to neighbouring properties.

Reason: In order to avoid adverse environmental impact upon the community.

Relevant policy: National Planning Policy Framework and Core Strategy policy CP1.

Informatives

1. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.
2. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated **[Insert appropriate date]**, the obligations in which relate to this development.
3. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.
4. The Head of Technical Services 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

5. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. 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/>
6. 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:
 - addressing concerns relating to highway safety; and
 - extending the determination period of the application to allow for additional information relating to drainage to be submitted for consideration.
 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

F/1997/6520	Application for erection of external chimney breast approved in 1997.
151689	Application for pre application advice for the erection of 29no retirement apartments with 21 underground parking spaces.

SUMMARY INFORMATION

Site Area	0.39 hectares
Existing residential units	2
Proposed units	33
Existing use	2 detached residential dwellings
Existing parking spaces	Minimum of 6
Proposed parking spaces	25

CONSULTATION RESPONSES

Thames Water	No comments received
Natural England	No objection
WBC LUTT	No objection
WBC Highways	No objection subject to conditions (6, 7, 8, 9, 11, 12)
WBC Biodiversity	No objection subject to condition (18) and informative (3)
WBC Trees and Landscape	Conditions suggested to overcome concerns (14, 15, 16, 17)
WBC Environmental Health	No objection subject to condition (4)
WBC Drainage	No objection subject to condition (25)
WBC Health and Wellbeing	No objections

WBC Conservation	No objections
Berkshire Archaeology	No objection subject to condition (5)
WBC Affordable Housing	No objection subject to Legal Agreement
Wokingham Town Council	No objection provided consideration is given to the impact of the volume of vehicle movements on highway safety and proposals to convert Rectory Road to two-way traffic.
Local Members	No comments received

REPRESENTATIONS

Six letters of objection with regards to the following:

- Parking provision is too low (See paragraph 21)
- Residents could be younger and therefore require more parking (See paragraph 21)
- Access is unsafe (See paragraph 19)
- Difficult to access the town centre/ lack of crossing facilities(See paragraph 20)
- Proposal is too large/ overbearing (See paragraph 16)
- Proposal is too high/ three storey development is out of keeping (See paragraph 12)
- Proposal will result in overlooking(See paragraph 17)
- Large number of flatted developments in town(See paragraph 11)
- Site is more appropriate for starter homes(See paragraph 10)
- Loss of habitats and diversity(See paragraph 33)

APPLICANTS POINTS

- Opportunity for high quality specialised residential development
- Contributes to local housing need and provides wider benefits in freeing up local housing stock
- Sustainable development close to town centre and local facilities
- Proposed development would blend into existing streetscene and would be of a high quality design with a traditional appearance
- All standards are met and the scheme provides appropriate access and parking
- Landscaped gardens provides attractive setting

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
	NPPG	National Planning Policy Guidance
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP5	Housing mix, Density and Affordability
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heath Special Protection Area

	CP9	Scale and Location of Development Proposals
	CP14	Growth and renaissance of Wokingham Town Centre
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
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB06	Development of Private Residential Gardens
	TB07	Internal Space Standards
	TB09	Residential Accommodation for Vulnerable Groups
	TB12	Employment Skills Plan
	TB23	Biodiversity and Development
	TB25	Archaeology
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide
Other Documents	OPHS	Strategy for housing for older people in Wokingham

PLANNING ISSUES

Description of Development:

1. The application relates to the erection of a two and a half storey building (three floors with the upper floor partially located within the roof) to provide 33 sheltered living apartments for the elderly, following the demolition of the two existing detached dwellings on the site. The 33 units would comprise 14 one-bedroom units and 19 two-bedroom units and a total of 25 parking spaces, 21 of which would be located within a basement.
2. The proposed building would form a 'T' shape, although as viewed from the street it would appear as three distinct sections consisting of two blocks at the front and a middle block further back within the site linked by a single storey element. The overall dimensions of the building would be 35m in width to the west (front) and 20m in width to the east (rear), 51m in depth and 11.5m in height with a pitched roof to the main block and the two smaller blocks at the front having pitched roofs with crowns.
3. Access would be taken from a modified access onto Wiltshire Road, with the

current access serving No. 7 being blocked up. An area of landscaping and four visitor and disabled spaces are proposed to the front of the site, as well as vehicular access to the basement parking area. Larger areas of amenity space would be located to the rear of the site. The development would result in the removal of a line of trees protected by TPO, with replacement planting proposed around the site.

Principle of Development:

4. 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.
5. The site is located within a major 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. Policy TB06 of the MDD outlines the positive contribution to the character of the area that development of private gardens must make, and the Borough Design Guide provides advice on best practice in terms of new development.
6. Policy CP2 of the Core Strategy supports development that addresses the requirements of those with special needs and an aging population, particularly in terms of housing, health and wellbeing. The Strategy for Housing for Older People in Wokingham supports a range of types of accommodation to meet the needs of older people, including owner occupied schemes such as this. These issues are discussed in further detail below.

Character of the Area:

Density:

7. The density of the proposed development would be 82 dwellings per hectare (dph). This is in excess of the adjoining flatted developments at Wiltshire Place (65 dph) and Danesfield (50 dph) but less than the supported living scheme at Piggott Court to the south (100 dph). It is also comparable with other schemes within the town centre and a lower density than the retirement apartments permitted at Wellington Road (Cantley Lodge Hotel) in 2014 (86 dph). In this instance, it is considered that the density is indicative of the particular use and the focus on smaller units, rather than an indication of overdevelopment.

Housing Mix

8. The proposed 33 flats would incorporate the following mix:
 - 14 x one-bedroom units

- 19 x two-bedroom units

9. Given that this is a specialist retirement development which would not be expected to produce units larger than two-bedrooms, plus the applicant's agreement to provide a financial contribution towards the off-site provision of affordable housing which can contribute towards the provision of larger properties, the proposed housing mix is considered to be acceptable.
10. Although objection has been raised on the basis that the development is not for affordable starter homes, the proposal does meet an identified housing need, would provide a contribution towards affordable housing (which could assist in the provision of larger and other types of properties) and would free up existing housing stock within the Borough that would otherwise be occupied by the residents of this proposed development. There is therefore no objection on this basis.

Character, Design and Layout

11. The application site is located along Wiltshire Road, at the junction of Rectory Road. Along Wiltshire Road and, to a lesser extent, Rectory Road, the original character consisting of large detached dwellings in spacious grounds has gradually been replaced by flatted developments, albeit still spacious and set in generous grounds. Other than the two dwellings which are proposed for redevelopment as part of this application, there are a series of modern flats for approximately 100m north (as far as Wiltshire Drive) and 90m south (as far as Norreys Avenue). As such, the development on the application site is currently somewhat out character with the rest of the street, and the principle of a flatted development is considered to be acceptable at this site.
12. The flat blocks to the north at Wiltshire Place are two and a half storeys and vary between approximately 15m and 20m in width. The buildings are articulated by the use of projecting bays and gables, which serve to reduce the overall mass of the buildings, and by a contrasting brick and render finish. The proposed scheme continues this theme, with the building designed to appear as three separate two and a half storey blocks with a single storey glazed link. Although the three elements would actually be linked at all floors, this would not be readily apparent from the street as the rear block is set over 30m back from the road. The two 'blocks' at the front of the site would measure approximately 15m in width, and would therefore be in keeping with existing development along the street. As per Wiltshire Place, the blocks are well articulated through projecting bays and gables and this serves to reduce their apparent mass. The overall height of the development (11.5m) would be slightly more than the Wiltshire Place development (10.5m) although this would not be detrimental to the streetscene given the scale of the buildings and the space around them.
13. The two blocks fronting the site would be set back from the street by between 14m and 22m behind existing trees and a landscaped frontage. This further serves to reduce the impact of the development on the streetscene, and is in keeping with the existing set back of the houses on the site and the flats at Wiltshire Place. It is also a more generous set back from the street than Danesfield or Piggotts Place to the south, which are set between 10m – 12m back from the street.

14. The applicant has proposed traditional design features, such as the use of sash windows and brick and render for the external finish, which is in keeping with the existing development at Wiltshire Place.
15. As the development would be on private residential garden land, the scheme falls to be assessed against Policy TB06 of the MDD. It is considered that the proposed scheme has an acceptable relationship with the existing built form and spaces within the surrounding area, has a layout which integrates with the surrounding area, is compatible with the general building height within the surrounding area, proposes materials and elevational details which would be of a high quality, and where appropriate and proposes a layout which minimises exposure of existing private boundaries to public areas, and is therefore in full accordance with the policy, as well as the Borough Design Guide.

Residential Amenities:

16. The Borough Design Guide advises that a flank to boundary separation distance of 2m should be provided for development over two storeys. The application proposes a separation distance of 4m to the northern boundary (resulting in a separation distance of 8m flank to flank between buildings) and 5m to the southern boundary (resulting in a separation distance of 20m flank to flank between buildings) which is well in excess of guidance. A back to back separation distance of 30m is required by the Borough Design Guide - the closest residential dwellings to the proposed building are 43m away to the east (No. 8 Coronation Square) and 47m to the south (2A Norreys Avenue) and the proposed building would therefore have a significantly greater separation distance than stated in guidance. None of the proposed units would be in close enough proximity to neighbouring properties to have a harmful overbearing impact or result in loss of light to neighbours.
17. At both first and second floor level, a secondary window to a living room is proposed in the rear block. Although the properties along this section of Norreys Avenue have significant rear gardens depths, given that the proposed flat block would come closer to their rear gardens, it is considered appropriate to include a condition to ensure that these first and second floor rear windows be obscure glazed. This would not harm the amenity of future occupiers as these are secondary windows to the rooms. Subject to this, the design of the building and the separation distances ensure that no unacceptable overlooking would occur as a result of the development.

Access and Movement:

18. The existing dwellings generate around 12 person movements per day. The proposed use would generate approximately 56 movements per day. Whilst this is a significant increase above the existing use, the trips would be distributed throughout the day and the four or five peak hour movements as a result of the development would not impact upon the capacity of the Wiltshire Road/Rectory Road junction or the surrounding highway network.
19. The existing access to No. 7 Wiltshire Road would be blocked up, with the access to No. 9 upgraded to accommodate the development. Visibility to the

north (right) for vehicles leaving the site is not ideal given the slight bend in the road before the access; however, the Council's Highways Officer has confirmed it allows for adequate visibility and, in any event, vehicles would be slowing at this point as they approach the junction. Visibility from the south is acceptable.

20. Resident concerns have been raised regarding the accessibility of the site in terms of direct access to the town centre. In response, the applicant has prepared a 'Report on Facilities on Routes to Town Centre' which considers pedestrian routes to the town centre and local facilities and whether improvements to routes are required. The report notes that access to the town centre and Waitrose via Rectory Road is generally good, and that there is an existing pedestrian crossing along Wiltshire Road. Access to the town centre via Rose Street or the southern section of Wiltshire Road leading to Peach Street is acceptable for pedestrians, but not ideal for mobility scooters or wheelchairs given the narrower footpaths; however access to the town centre for mobility scooters is possible via Rectory Road. Highways therefore confirm that the development has a good level of accessibility for pedestrian and mobility scooters or wheelchair trips.
21. The application proposes the provision of 21 spaces in an underground car park, along with 4 spaces at the front of the building. Research carried out on similar developments indicates that ownership is likely to be relatively high to begin with, then drop off in the future, and that a development of this size is likely to require a total of 15 spaces on maturity. The surface spaces are proposed for visitor and disabled parking and it is considered that, subject to a condition to ensure that the spaces remain unallocated (Condition 7), the number and location of spaces would be acceptable. Given that the reduced parking figure is accepted on the basis of the age of occupants meaning they are less likely to require the use of a car, Condition 23 is proposed, which restricts the age of occupants of the development to at least 60 years of age.
22. Space has also been provided for up to 10 mobility scooters, along with a charging point. Although research of similar developments indicates that 1 cycle parking space would be required, the applicant has proposed 6 spaces, and the provision and retention of cycle parking is proposed to be conditioned (Condition 8).
23. A Construction Method Statement was submitted as additional information by the applicant. Highways confirm that this document is well written and acceptable, and it proposed that Condition 11 is included to ensure that development is carried out in accordance with it.

Flooding and Drainage:

24. The site is located in Flood Zone 1 and is recognised as being at low risk of fluvial flooding and at very low risk of surface water flooding. However, groundwater monitoring is required to demonstrate that both the proposed development and surrounding properties are not at increased risk from groundwater flooding as a result of the development given that the construction of the basement car park has the potential to impact on groundwater flows beneath the surface and in turn increase the risk of groundwater flooding to nearby properties, depending on the groundwater levels beneath the site.

25. Subject to the receipt of this information through the submission of details under Condition 25, the development is considered to be acceptable in relation to flood risk and drainage.

Landscape and Trees:

26. There are a number of trees on site, including a line of conifers (Lawson Cypress) protected under TPO 658/1994 which form the boundary between Nos. 7 and 9. The proposal would require the removal of a number of trees on the site including some protected under the TPO. Whilst this is considered to be unfortunate, some of these trees are recommended to be removed on arboricultural grounds, and the Lawson Cypresses, despite being protected, do not make a significant contribution to the streetscene, being largely hidden from view, and are not particularly well planted or good examples of the species. The site does have a significant number of existing trees along its boundaries, including a number of Beech trees along the rear (eastern) boundary. The boundary planting would be supplemented with additional planting and an arboricultural statement has been submitted to demonstrate that the development could be accommodated on the site without significant impact on the trees to be retained.

27. Notwithstanding the protected trees at the rear of the site, it is considered that the most important contribution to the amenity of the area comes from the trees at the street frontage, which are significant Maple, Oak and Beech trees. These would all be retained, and additional tree planting is proposed to the frontage.

28. A draft hard and soft landscaping plan has been submitted. This demonstrates that a high quality landscaped scheme could be provided, and full details are required by condition.

29. Overall, the proposal would be appropriately landscaped and replacement planting is proposed. Additionally, the scheme would be better landscaped and contain more trees than the adjoining Wiltshire Place development. As such, there is no objection to the development in terms of trees and landscaping, subject to further details secured through conditions (Conditions 13, 14, 15, 16).

Environmental Health:

30. There is no known pollution or contamination affecting the site; however, the proposal relates to a sensitive land use, and therefore the Council's Environmental Health Officer has recommended a precautionary approach, including a planning condition (Condition 5) in the event that any contaminants are found on site. Subject to this condition, there is no objection to the development on environmental health grounds.

Amenity Space for future occupiers:

31. The Borough Design Guide advises that flats should have a good level of access to amenity space including a communal garden and balconies for first floor flats. It is considered both of these objectives are met and that the amenity space provided would be suitable for typical garden activities – the application

submissions also show provision of a petanque court and paths around the garden. Whilst it is acknowledged there would be some shading from the existing trees, this is limited to the rear part of the gardens and not considered sufficient basis to warrant refusing the application.

Internal Space Standards

32. Since 1st October 2015 national space standards have been in place. Although these are optional, due to policy TB07 of the MDD, developments in Wokingham must adhere to these new national space standards. The proposal meets the 50 sqm requirement for a one-bedroom flat (the proposed one bedroom flats are all over 63 sqm), and the 70 sqm requirement for a two-bedroom flat (the proposed one bedroom flats are all over 75 sqm). All the units have suitable circulation and potential storage space as well as windows to every room. There are also large areas providing communal facilities such as the 'owners lounge'. As a result, it is considered that the development would provide an acceptable level of accommodation for future occupiers.

Biodiversity:

33. An ecological appraisal of the site has been undertaken which concludes that the development is unlikely to affect bats, and the Council's Ecologist agrees with its findings. An informative (Informative 3) is proposed in the event that bats are found. The survey work undertaken has identified two locations on site where birds could nest during the breeding season, and accordingly a condition is proposed (Condition 18) to ensure that clearance works is supervised or takes place outside of the bird breeding season. Subject to this condition, there is no objection to the proposal in terms of ecological impact.

Archaeology:

34. Due to potential archaeological remains in the area, the Council's archaeological consultant has recommended a condition (5) be placed requiring the approval of a written scheme of investigation prior to development occurring on site.

Employment Skills:

35. Policy TB12 of the MDD requires major applications to demonstrate how they can encourage the use of local skills and employment. Condition 22 would require the submission of an Employment Skills Plan (ESP) prior to the commencement of development. Following discussions with the applicant, a draft ESP has been submitted and is currently being considered by the Economic Sustainability Team.

Community Infrastructure Levy and Affordable Housing:

36. **Community Infrastructure Levy:** As the proposal is for the construction of new residential development, it would be a CIL liable development. The CIL charge for new residential development is set at £365 per square metre for any net increase in residential floor space.

37. **Affordable Housing:** In accordance with Policy CP5 of the Core Strategy, the

development would be expected to provide 30% of the units as affordable housing (equating to 9 units) on site. However, it would not be possible to provide affordable housing on site as the scheme is not large enough to provide a separate block of housing, and ‘pepper potting’ of the affordable units would not be possible due to the significantly higher management charges levied on occupiers in schemes of this type. This argument has been accepted on other recent private care home schemes of this type, including Cantley Lodge (F/2014/0981). The Council’s Economic Sustainability Team agrees that in this instance it would be appropriate to accept a financial contribution as a commuted sum in lieu of on-site affordable housing provision. This would assist in enabling the provision of larger affordable units elsewhere within the Borough.

38. The ‘Affordable Housing Statement’ submitted alongside the planning application indicated that the development would not be able to provide a contribution towards the provision of off-site affordable housing. However, the viability has been independently assessed and it has been found that a viable scheme could still be delivered were a financial contribution of £205,228 provided. The applicant has agreed this figure, and therefore a commuted sum of £205,228 for the provision of affordable housing will be included within a S106 Legal Agreement.

CONCLUSION

The application is for the demolition of 2 existing houses and the erection of a block of 33 sheltered apartments including communal facilities, parking and landscaped gardens.

The proposal accords with the Council’s policy relating to the development of residential gardens, is in keeping with the character of the surrounding area and has an acceptable design and detailed appearance. It would not result in an unacceptable impact on neighbouring residential occupiers.

The development provides an acceptable level of parking, would not impact upon the peak hour capacity of the highway network, provides adequate visibility and has a good level of accessibility.

Although a number of trees would be removed to facilitate the development, these are of limited amenity value and replacement planting is proposed as well as a landscaping scheme. The development would not have a detrimental impact upon the ecological value of the site.

The application is before committee as a major development. The scheme is compliant with the development plan and is recommended for approval, subject to the completion of a Legal Agreement to provide a financial contribution towards affordable housing, and planning conditions as listed above.

CONTACT DETAILS

Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk

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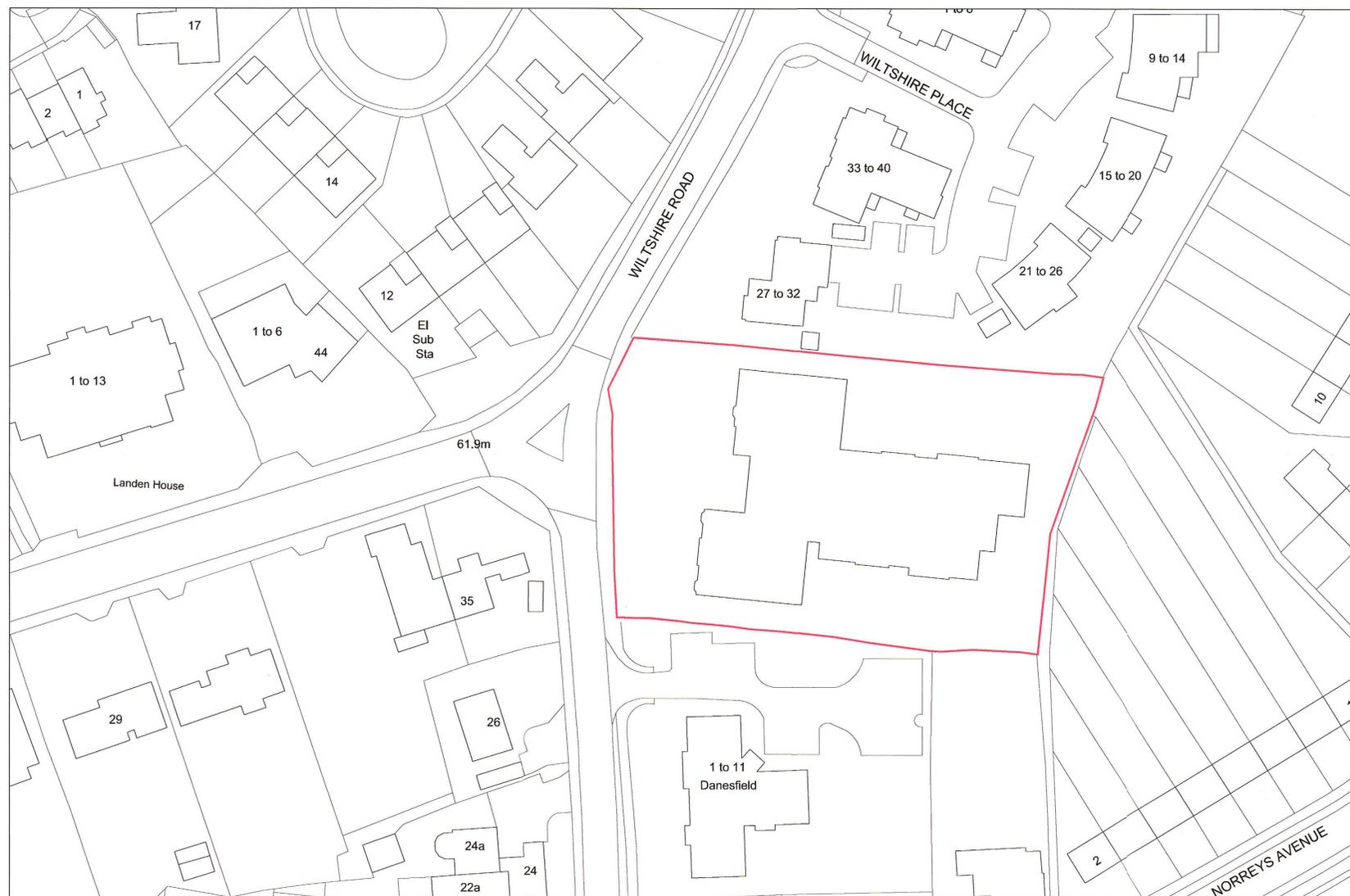
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4. Lower ground construction/ retaining structure to be structural engineers design.
5. Electrical layouts to be agreed with client & added to drawing
6. Drawings to be read in conjunction with specification.



Location Plan 1:1250

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Block Plan 1:500

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152192

RENAISSANCE RETIREMENT

Luxury Retirement Living

Project Stage: **PLANNING**

Client: Renaissance Retirement

Project & Drawing Title:
7-9 Wiltshire Road, Wokingham
Location and Block Plan

Scale @ A1: 1:1250 / 1:500	Drawn by: CW	
Date: July 2015	Checked by: RT	
Drawing No: ASP.13.063.001	Revision:	

ARCHITECTURE - PLANNING - PROJECT MANAGEMENT - CDM

17a High Street
Christchurch, Dorset
BH23 1AB
01202 473 222
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Accommodation Schedule:	Ground Floor	First Floor	Second Floor	Total
1 Bed	4	5	5	14
2 Bed	5	7	7	19
Total No. of apartments	9	12	12	33
Total internal area of floor (m ²)	1188.2m ²	1181.6m ²	1179.2m ²	3549m ²
Total internal area of floor including basement (598m ²)				4147m ²

57



0 1m 5m
Proposed Ground Floor Plan (1:100)

NOTES:

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RENAISSANCE RETIREMENT



Luxury Retirement Living

Rev: A- Minor amendments 20.11.15 CW

Project Stage: **PLANNING**

Client: Renaissance Retirement

Project & Drawing Title:
7-9 Wiltshire Road,
Wokingham

Proposed Ground Floor Plan

Scale @ A1: 1:100 Drawn by: CW
Date: © July 2015 Checked by: RT

Drawing No: ASP.15.063.101 Revision: A

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5. Electrical layouts to be agreed with client & added to drawing
6. Drawings to be read in conjunction with specification.



Finishes / Inspiration



Proposed Street Scene facing Wiltshire Road (1:100)

RENAISSANCE RETIREMENT



Luxury Retirement Living

Rev:

Project Stage:

PLANNING

Client:

Renaissance Retirement

Project & Drawing Title:

**Wiltshire Road, Wokingham
Proposed Street Scene**

Scale @ A1: 1:100

Date: July 2015

Drawn by: CW

Checked by: RT

Drawing No:

ASP.15.063.202

Revision:

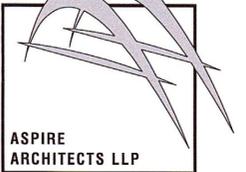
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Proposed Street Scene



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(M3) (M4)
Bracknell
Ascot A329
Town centre
P

MULBERRY GROVE →

↑ ↓

SWITSHIRE ROAD

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(M3) (M4)
Bracknell
Ascot A329
Town centre

P

MULBERRY GROVE →

SWITSHIRE ROAD

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From: [Penny Stoodley](#) on behalf of [Development Control](#)
To: [Justin Turvey](#); [Planning Enquiries](#)
Subject: FW: Comment on 152192 (7-9 Wiltshire Road) –[UNCLASSIFIED]–
Date: 15 September 2015 15:18:24
Attachments: [image001.jpg](#)

From: Mike Dunstan [mailto:planning@wokingham-tc.gov.uk]
Sent: 15 September 2015 13:53
To: Development Control
Subject: Comment on 152192 (7-9 Wiltshire Road)

152192 (7-9 Wiltshire Road)

Demolition of existing buildings and erection of a block of 33 sheltered apartments for the elderly; construction of basement parking and surface parking spaces; associated integral refuse bin store; electric pavement car store and cycle store; modification of existing access.

Planning Officer: Justin Turvey

Wokingham Town Council made no objection providing consideration is given to the impact of the volume of vehicle movements on the safety of the junction with the highway and proposals to convert Rectory Road to two-way traffic flow.

Regards

Mike Dunstan
Planning & Transportation Officer

Wokingham Town Council
Town Hall
Market Place
Wokingham
RG40 1AS

Tel: 0118 978 3185
Direct Tel: 0118 974 0885
www.wokingham-tc.gov.uk



Visit www.whatsoninwokingham.co.uk for more information about Wokingham events in addition to the Farmers' Market and of course the weekly markets.

Thames and Chilterns in Bloom Silver Gilt award winners 2014.

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Agenda Item 80.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
152569	12/8	Woodley	Coronation	Cllr Baker

Applicant CTIL Ltd Vodafone Ltd C/O JN Planning
Location St John Ambulance, Church Road, Woodley **Postcode** RG5 4PQ
Proposal Full application for the proposed upgrade and alteration works to existing telecommunications base station

Type Minor All (Other Developments)
PS Category
Officer Pooja Kumar

FOR CONSIDERATION BY Planning Committee on 9th December 2015
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application site is within settlement, located adjacent to the car park for the St John's Ambulance Headquarters. The site falls outside of the Woodley Green Conservation Area and does not lie within the curtilage of the nearby listed church (St John the Evangelist Church) and St Johns Church Hall. The residential development along St John's Close lies beyond the application site to the west.

The application is for the alteration and upgrade of an existing telecommunications site. It is proposed to replace the existing 17.3 metre high monopole with a new 20 metre high monopole with the relocation of the existing 3 antennas, installation of an additional 3 antennas, and 2 dish antennas (with diameter of 300mm) at a height of 16 meters and ancillary apparatus. A full application has been submitted because the proposal includes a replacement mast with a larger width than the existing mast and therefore does not meet the requirements of Part 16, Class A, paragraph A1. (c)(i)(bb) of the GPDO 2015.

The application has attracted several objections and has been listed by Councillor Baker to allow the committee the opportunity to consider concerns in respect of the visual impact in terms of the increased visibility of the resultant works.

Whilst the proposal would result in a more prominent structure it is not considered that this would result in any significant additional harm in respect of visual amenity or detrimental impacts on the amenity of neighbours. It should be noted that the proposal represents a scheme which would almost wholly comply with permitted developments rights under the General Permitted Development Order 2015. Moreover the installation would comply with the aims and objectives of the NPPF and consequently with the Core Strategy and MDD Local Plan.

PLANNING STATUS

- Major development location
- Groundwater zone

RECOMMENDATION

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

A. Conditions and informatives:

1. 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. This permission is in respect of the submitted application plans and drawings numbered '3765-PL-101', '3765-PL-102', '3765-PL-103', '3765-PL-110', '3765-PL-111', '3765-PL-112', '3765-PL-115', '3765-PL-116', '3765-PL-117', '1404-01 Rev E' and '1404-02 Rev E' received by the local planning authority on 8th May 2014 and the revised plans on 30th July 2015 and the revised plan 21st August 2015. 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. Before the development hereby permitted is commenced, details of the materials to be used in the construction of the external surfaces of the building/s 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 (the Natural Environment) and Core Strategy policies CP1 & CP3.
4. At such time that the development hereby permitted is no longer required for telecommunication purposes it shall be removed and the land restored to its former condition. *Reason: In the interests of the visual amenity of the surrounding area*

PLANNING HISTORY

TL/2001/3742	Application for telecommunications mas and associated equipment approved on 4 th June 2001
--------------	---

CONSULTATION RESPONSES

Highways	No objection
WBC Conservation	While the proposed increase in height of this mast would make it more visible, views to and from the Conservation area are either screened or filtered by mature trees. Therefore I consider that there would be no material difference to the quality of these views. .
Woodley Parish	Objection on the basis of impact on Conservation Area and intrusive appearance of development
Local Members	One letter of objection from Councillor Baker on the basis of visual impact and impact on Conservation Area.

REPRESENTATIONS

One letter of support from St Johns Ambulance Centre

Signed petition with 169 signatures

18 letters of objection with regards to the following:

- Health concerns due to proximity of nearby housing and school
- Visual Impact
- Alternative Sites available
- Property Values

APPLICANTS POINTS

- The scheme would provide 4G (fast data) coverage for the area as well as the 2G and 3G coverage as existing
- The mast will provide coverage for both Vodafone and Telefonica (O2)
- The use of existing sites as a framework for the expansion or development of new networks is in accordance with local and national policies
- The site is screened by dense tree cover towards the south which obstruct the smooth passage of signal leading to ineffective transmission and coverage
- The benefits accruable to local customers by the improved 4G coverage and data capacity are as follows; social inclusion; mobile working; education services and; 4G to Wi-Fi services on public transport
- Alternative designs, including different heights, antennas within the head frame and other monopoles have been explored by the applicant. However these alternatives would not allow for the efficiency of the base station and would not resolve the coverage gap problems.

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
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
	CC08	Safeguarding alignments of the Strategic Transport Network and Road Infrastructure
	TB24	Designated Heritage Assets (Listed Buildings, historic Parks and Gardens, Scheduled Monuments and Conservation Areas)
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide

PLANNING ISSUES
<p><u>Background:</u></p> <p>1. The site has been used as a telecommunications base since approximately 1991 when a mast was erected on site under permitted development rights in line with the Town and Country Planning General Development Order 1988. Subsequently a full application was submitted and approved in 1988 and the latest 2001 application also complied with the permitted development regulations and therefore was approved.</p> <p>2. Under Part 16 of the Town and Country Planning (General Permitted Development) Order 2015, the existing mast could be replaced with a 20 metre high monopole of the same width, with additional equipment as proposed under the current proposal without the requirement of planning permission.</p> <p>3. Part 16, Class A paragraph A.1(c)(i)(bb) states that development is not permitted where “in the case of the alteration or replacement of any existing mast (other than on a building or other structure, on article 2(3) land or on any land which is, or within, a site of special scientific interest)...at any given height exceed the width of the existing mast at the same height by more than one third”.</p>
70

4. This represents a fallback position for the applicant on this site and is a material consideration in determining this application.

Description of Development:

5. The scheme is for the upgrade and alteration works to an existing telecommunications base station. It is proposed to replace the existing 17.3 meters high monopole with a new 20 metre high monopole with the relocation of the existing 3no. antennas, installation of an additional 2no. antennas and 2 dish antennas (with a diameter of 300mm) with a proposed cabinet within cabin and ancillary apparatus. The proposal intends to provide continued coverage for Vodafone and Telefonica (O2).

Principle of Development:

6. 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.

7. The site is located within a major 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.

8. Paragraph 19 of the NPPF states that “significant weight should be placed on the need to support economic growth through the planning system”. It continues in paragraph 20 “to help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st Century”. Section 5 of the NPPF relates specifically to communications infrastructure stating in paragraph 42 that “advanced high quality communications infrastructure is essential for sustainable economic growth”.

9. Paragraph 43 of the NPPF states that “in preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the number of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network.

10. Existing masts, buildings and other structures should be used, unless the need for a new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.”

11. Subject to assessment of this proposal in terms of its visual impact and any potential impacts on the residential amenity of neighbouring residents including perceived health risks, the development is considered to be acceptable in principle.

Character of the Area:

12. The site is located adjacent to the car park entrance to the St John's Ambulance Headquarters and Centre along St Johns Close. The site is bound with existing brick columns and timber close boarded fencing which has a timber access gate on the eastern elevation. The site is separated from the road side with landscaped grassy verge with small trees and hedging which is not protected. The trees have an approximate height of 6.5 meters.

13. The local area is predominantly residential with the closest dwellings being the residential development along St Johns Close (approved in 1993) to the west of the application site. To the south east of the application site lies the St Johns Church Hall and St John the Evangelist Church which are both listed buildings and face onto Church Road. The front elevations of both of these buildings are screened by large, mature trees which block long views towards the application site from the nearby conservation area located to the south of the site.

14. The proposed increased width and height (17.3m to 20m; an increase of approx. 16%) of the monopole combined with the additional equipment would increase its visibility from nearby dwellings and from public locations in the surrounding area. However the base station has been an existing feature in the wider landscape of the locality for over 20 years and the proposal is not considered to result in any significant additional visual harm to the character and appearance of the site and surrounding area.

15. The proposals impact on views to and from the adjacent Woodley Green Conservation Area has also been considered. The conservation area lies to the south and south-east of the application site and includes the adjacent Church, St Johns Ambulance buildings and some residential properties along Church Road. Although the Church and St Johns Ambulance headquarters are set back from the immediate roadside, the area is covered with mature Conifer tree's which have dense leaf coverage. This landscaping prevalent along Church Lane screens the application site from the Conservation area. Moreover, due to the height of the Church, the application site is further screened from longer views in the Conservation Area. Any additional increase in the height of the monopole would also benefit from this natural screening and is not considered to result in any significant harm in terms of visual amenity of the Woodley Green Conservation Area.

16. The Conservation Officer has been consulted on the proposal and has stated that the existing mast is generally hidden or heavily filtered from views across the Conservation Area towards the application site. The exception is a relatively narrow view over the Woodyer School House (Grade 2) where it can be seen just above the ridge. Whilst the proposal would increase the height of the mast and make it slightly more visible, it is considered that no material difference would occur to the quality of views.

17. Whilst the design of the proposed development is utilitarian in nature it serves a wider economic and social purpose. Moreover, the alternative of maintaining the current monopole at its existing height would result in the need to install a second monopole at another site to accommodate the additional equipment necessary for 4G coverage. Government policy supports the sharing of masts by different operators. In this case, continued use of the existing site would avoid the proliferation of telecommunications in different locations and limit harm of equipment on the character of the wider area.

Residential Amenities:

18. Overbearing: A combination impact of the increased height and width paired with the increased amount of equipment on the monopole would be that the structure could potentially be perceived as overbearing and this has been expressed by some objectors. Whilst there would be a clear visual prominence of the structure, a proposed increase by less than 3 meters is not considered to result in any significant additional harm compared to the existing situation.

19. Loss of light/ Overlooking: The proposal is considered not to have a harmful loss of light or overlooking impact.

Health:

20. The NPPF states that “Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure”.

21. A certificate has been submitted with the application, in accordance with the NPPF, confirming that the proposed base station would comply with acceptable levels of Radio Frequencies (RF's) as outlined by the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Public Exposure Guidelines. In addition to any RF's generated by the proposed mast, the submitted ICNIRP certificate takes account of the cumulative effect of the RF emissions from all base stations in the vicinity of the application site.

22. The objections made against this proposal in terms of health risk, and the fears associated with any unproven health risks, have been carefully considered by the Local Planning Authority in assessing this application but have been balanced against the submitted technical information, in particular the ICNIRP certificate, which has been provided by the applicant. However the government's advice is clear on this matter in that local authorities should not seek to determine public health safeguards if the proposal meets the International Commission guidelines for public exposure.

23. Furthermore the site is not adjacent to what are perceived to be particularly sensitive uses, for example schools (Willow Bank school is approximately 300 meters away from the site), children's nurseries or playgrounds.

24. Therefore, it is considered that there are no exceptional circumstances in relation to this application that warrant elevating the status of perceived health risks as a material consideration above that of other approved base stations within suburban areas of Wokingham or, indeed, against the advice provided within the NPPF outlined above.

Other Issues:

25. In respect of the objection raised by a member of the public regarding property blight that may be associated with the proposal, it is advised that this is not a material planning consideration and has not been taken into account.

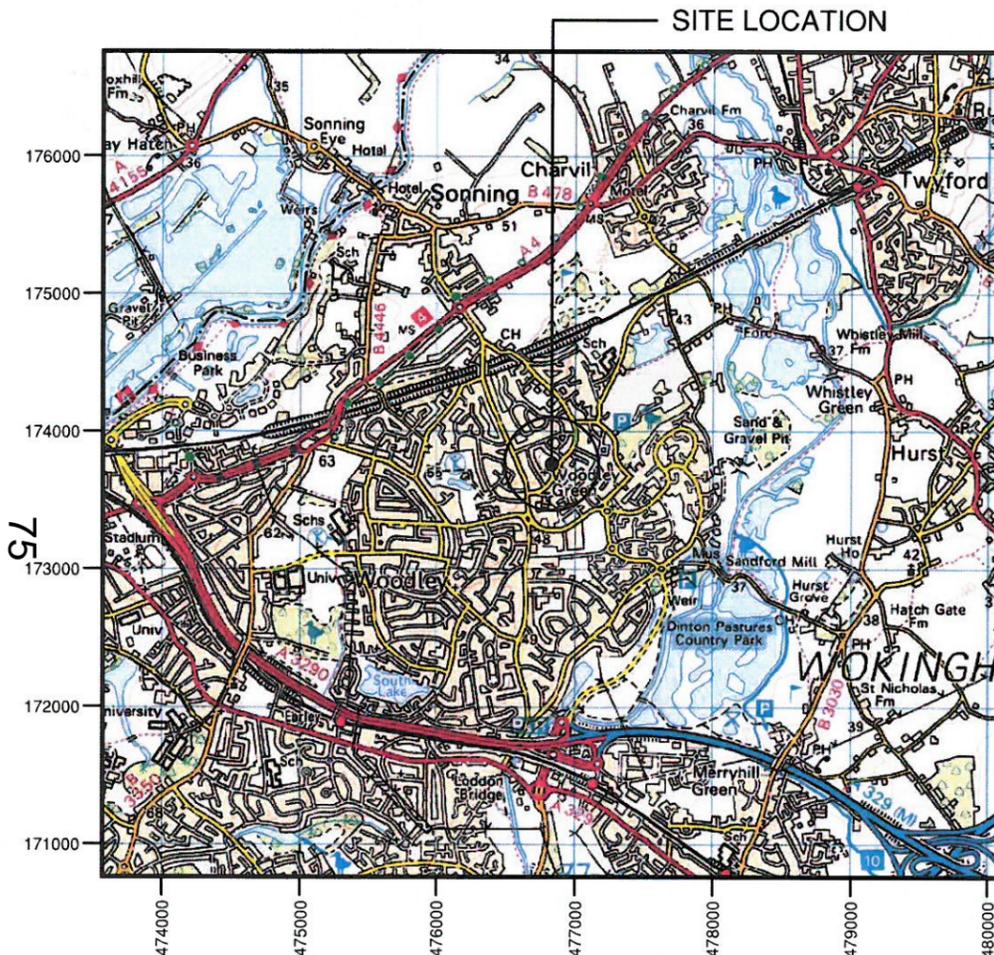
26. The existing mast needs to be extended and upgraded in order to facilitate its use by both Vodafone and Telefonica (O2) for 4G purposes. Currently due to the height of the surrounding trees the signal is being hampered; the height increase will allow both operators to continue to operate from the site and to improve and increase the services it provides to its customers.

CONCLUSION

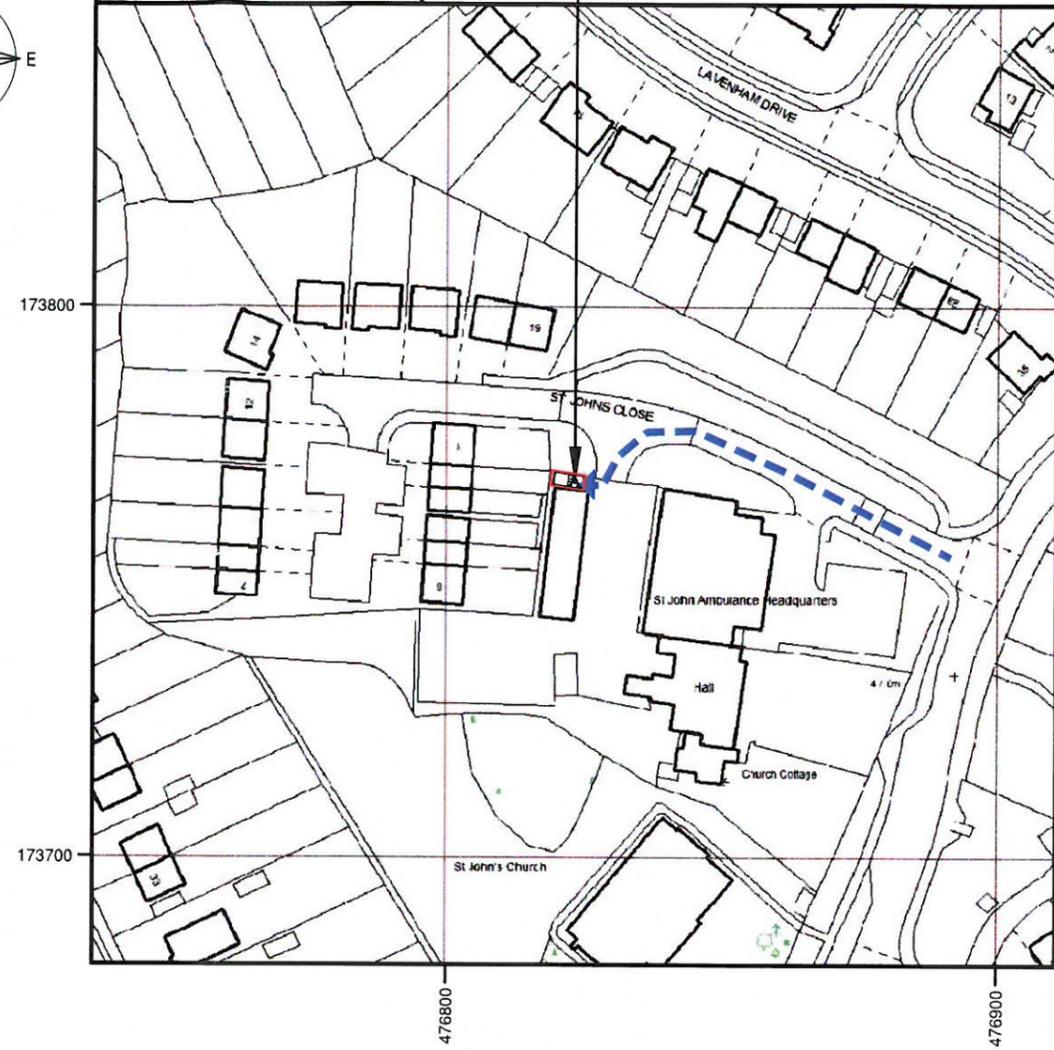
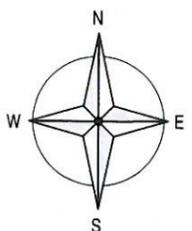
The site comprises of an existing base station, and the proposal seeks to upgrade and alter the existing equipment on site to improve telecommunication services in the local area. Whilst the scheme is utilitarian in appearance, no significantly additional harmful impact is considered to occur as a result. Moreover, the proposal meets the wider objectives of the NPPF of supporting economic growth and sharing existing telecommunication sites between operators to enable this growth. The development is considered to be acceptable in terms of its impact on the character of the area, neighbouring properties, highway and parking and therefore, the proposal accords with relevant local and national planning policy. As such, the application is recommended for approval.

CONTACT DETAILS

Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk



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(Scale 1:50000)
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DETAILED SITE LOCATION
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SITE PHOTOGRAPH

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
NGR | E:476823 N:173768
CONCESSION REQUIRED | NO
DIRECTIONS TO SITE:
FROM A329(M) TAKE THE WINNERSH EXIT & TAKE 2ND EXIT AT THE R/OABOUT ONTO WHARFEDALE ROAD. AT THE NEXT R/OABOUT TAKE 2ND EXIT ONTO A3290. TAKE 1ST EXIT AT NEXT R/OABOUT ONTO THE BADER WAY. GO STRAIGHT ON AT THE NEXT R/OABOUT ONTO MILES WAY. 2ND EXIT AT THE NEXT R/OABOUT ONTO SPITFIRE WAY. TAKE 1ST EXIT AT NEXT ONTO HEADLEY ROAD E THEN 4TH EXIT AT NEXT R/OABOUT ONTO BUTTS HILL ROAD. TURN RIGHT ONTO CHURCH ROAD THEN LEFT ONTO ST JOHN'S CLOSE. THE SITE CAN BE FOUND ON THE LEFT AT THE END OF THE ST JOHN BUILDING.

NOTES:
1) ALL DIMENSIONS ARE IN MM UNLESS NOTES OTHERWISE.
2) DRAWINGS TO BE READ IN CONJUNCTION WITH SITE SURVEY FORM.
3) PRIOR TO BUILD, CONTRACTOR MUST ENSURE INFORMATION SHOWN ON DRAWINGS IS TO THE LATEST SITE CONFIRMATION FORM (SCF). SHOULD ANY CONFLICT ARISE, THEN CONTACT THE DESIGN CONSULTANT IMMEDIATELY.
4) SITE IS TO BE PROVIDED WITH ADEQUATE SAFETY SIGNAGE IN ACCORDANCE WITH TELEFONICA UK STANDARD DETAIL DRAWING 9391/A

152569

B	EQUIPMENT SCHEDULE AMENDED	AJW	DP	DP	03.09.15
A	FIRST ISSUE	PL	AK	DO	04.08.15
Rev	Modification	By	Ch	Ap	Date

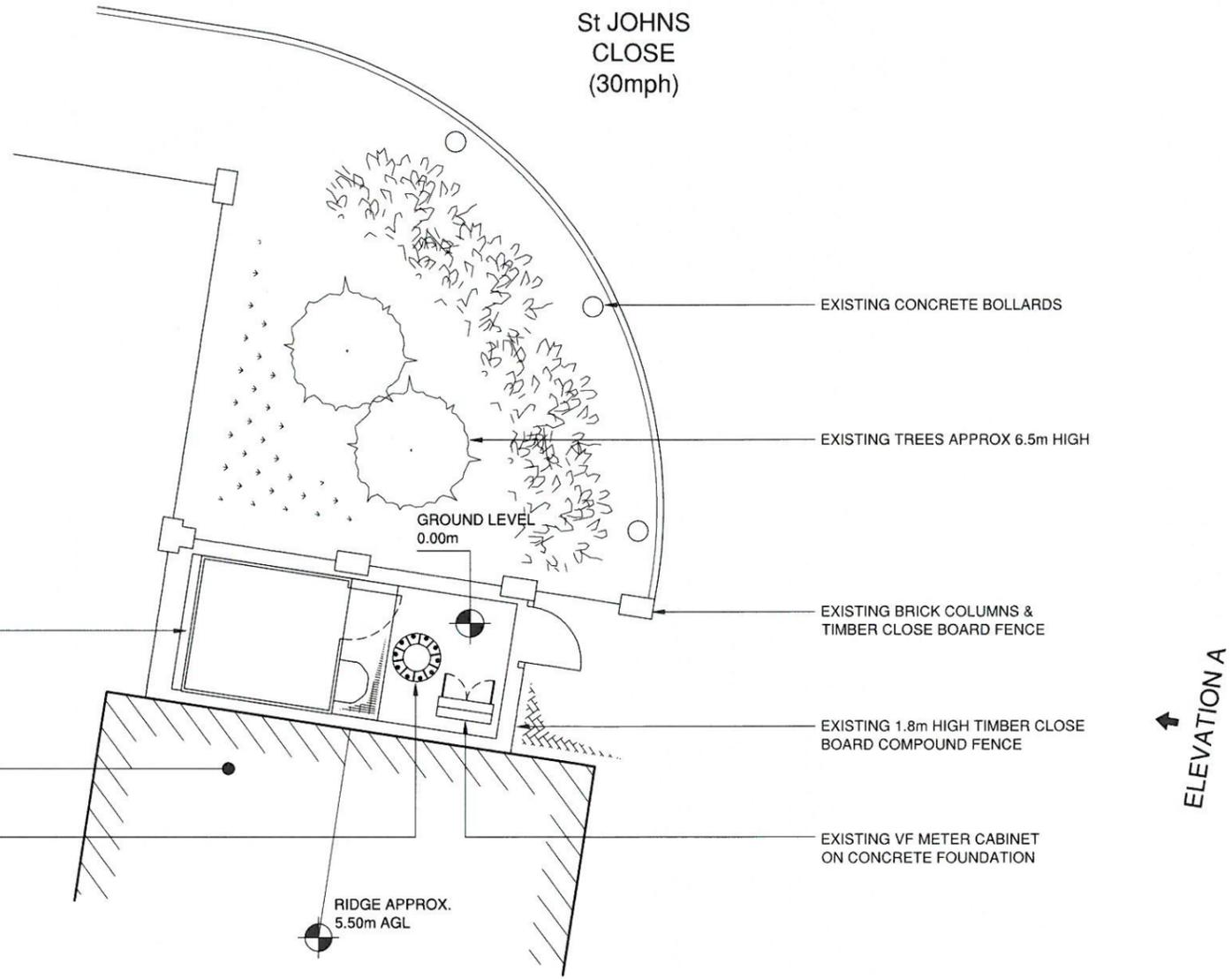
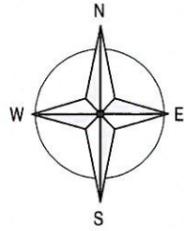


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ST JOHN AMBULANCE		-
Cell ID No's		
CTIL	TEF	VF
122135	N/A	3052

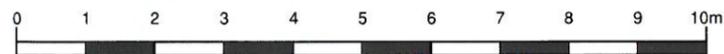
Site Address / Contact Details
CHURCH ROAD
WOODLEY
BERKSHIRE
RG5 4PQ

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Purpose of Issue:	PLANNING			
Drawing Number:	100			
Surveyed By:	AKSESS	Scale:	AS SHOWN	Issue:
Drawn:	PL	Date:	10.03.15	Checked:
				AK
				Date:
				11.03.15
				B

100mm
175mm
150mm
125mm
100mm
A3



EXISTING SITE PLAN
1:100



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NGR E:476823 N:173768

CONCESSION REQUIRED NO

NOTES:
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152569

Rev	Modification	By	Ch	Ap	Date
B	EQUIPMENT SCHEDULE AMENDED	AJW	DP	DP	03.09.15
A	FIRST ISSUE	PL	AK	DO	04.08.15



Cell Name Opt.

ST JOHN AMBULANCE -

Cell ID No's

CTIL	TEF	VF
122135	N/A	3052

Site Address / Contact Details

CHURCH ROAD
WOODLEY
BERKSHIRE
RG5 4PQ

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Purpose of Issue: PLANNING

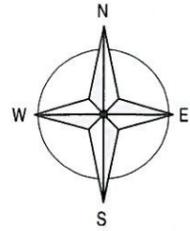
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Surveyed By: AKSESS Scale: 1:100 Issue: B

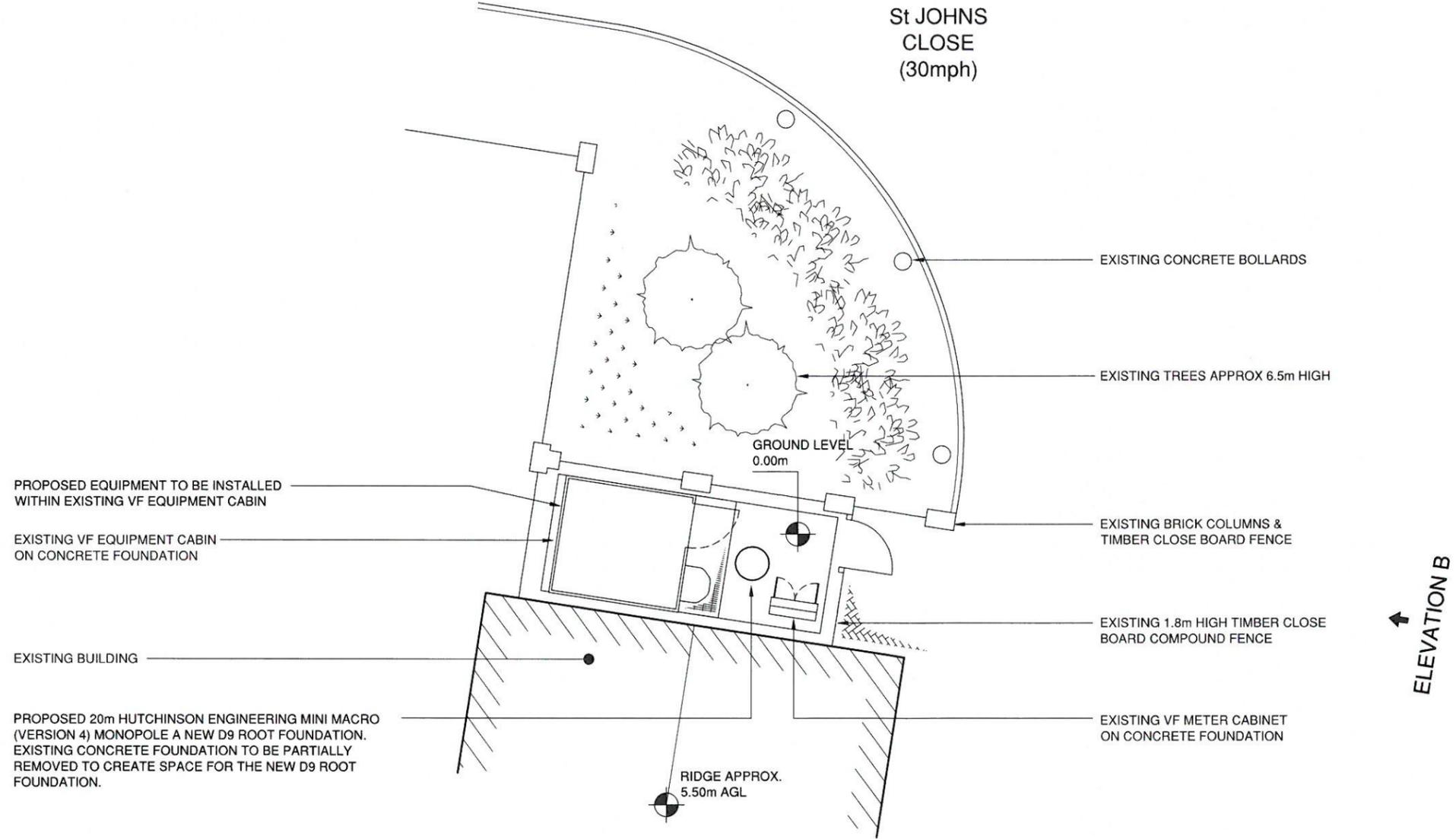
Drawn: PL Date: 10.03.15 Checked: AK Date: 11.03.15

76

100mm
75mm
50mm
25mm
125mm
10mm
A3



77



St JOHNS
CLOSE
(30mph)

PROPOSED SITE PLAN

1:100



ELEVATION B

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

NGR E:476823 N:173768

CONCESSION REQUIRED NO

NOTES:
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152569

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Rev	Modification	By	Ch	Ap	Date



Cell Name	Opt.
ST JOHN AMBULANCE	-

Cell ID No's		
CTIL	TEF	VF
122135	N/A	3052

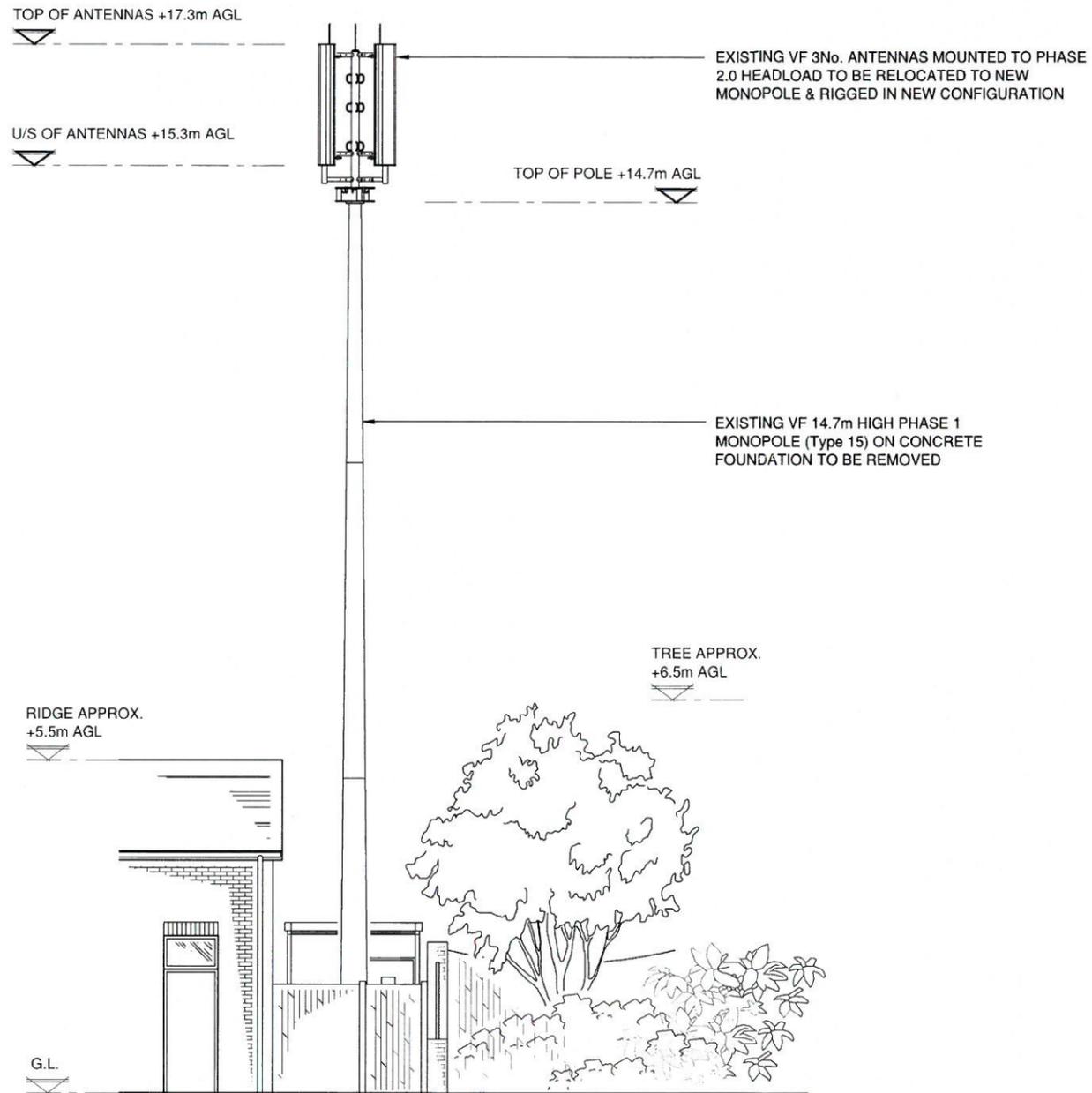
Site Address / Contact Details
 CHURCH ROAD
 WOODLEY
 BERKSHIRE
 RG5 4PQ

Drawing Title:	PROPOSED SITE PLAN
Purpose of Issue:	PLANNING
Drawing Number:	201

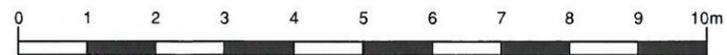
Surveyed By:	AKSESS	Scale:	1:100	Issue:	B
Drawn:	PL	Date:	10.03.15	Checked:	AK
		Date:	11.03.15		

These drawings comply with Standard ICNIRP design guidelines.

110mm
175mm
150mm
125mm
100mm
A3



EXISTING SITE ELEVATION A
1:100



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

NGR E:476823 N:173768

CONCESSION REQUIRED NO

NOTES:
 1) ALL DIMENSIONS ARE IN MM UNLESS NOTES OTHERWISE.
 2) DRAWINGS TO BE READ IN CONJUNCTION WITH SITE SURVEY FORM.
 3) PRIOR TO BUILD, CONTRACTOR MUST ENSURE INFORMATION SHOWN ON DRAWINGS IS TO THE LATEST SITE CONFIRMATION FORM (SCF). SHOULD ANY CONFLICT ARISE, THEN CONTACT THE DESIGN CONSULTANT IMMEDIATELY.
 4) SITE IS TO BE PROVIDED WITH ADEQUATE SAFETY SIGNAGE IN ACCORDANCE WITH TELEFONICA UK STANDARD DETAIL DRAWING 9391/A

152569

B	EQUIPMENT SCHEDULE AMENDED	AJW	DP	DP	03.09.15
A	FIRST ISSUE	PL	AK	DO	04.08.15
Rev	Modification	By	Ch	Ap	Date



Cell Name	Opt.
ST JOHN AMBULANCE	-

Cell ID No's		
CTIL	TEF	VF
122135	N/A	3052

Site Address / Contact Details
 CHURCH ROAD
 WOODLEY
 BERKSHIRE
 RG5 4PQ

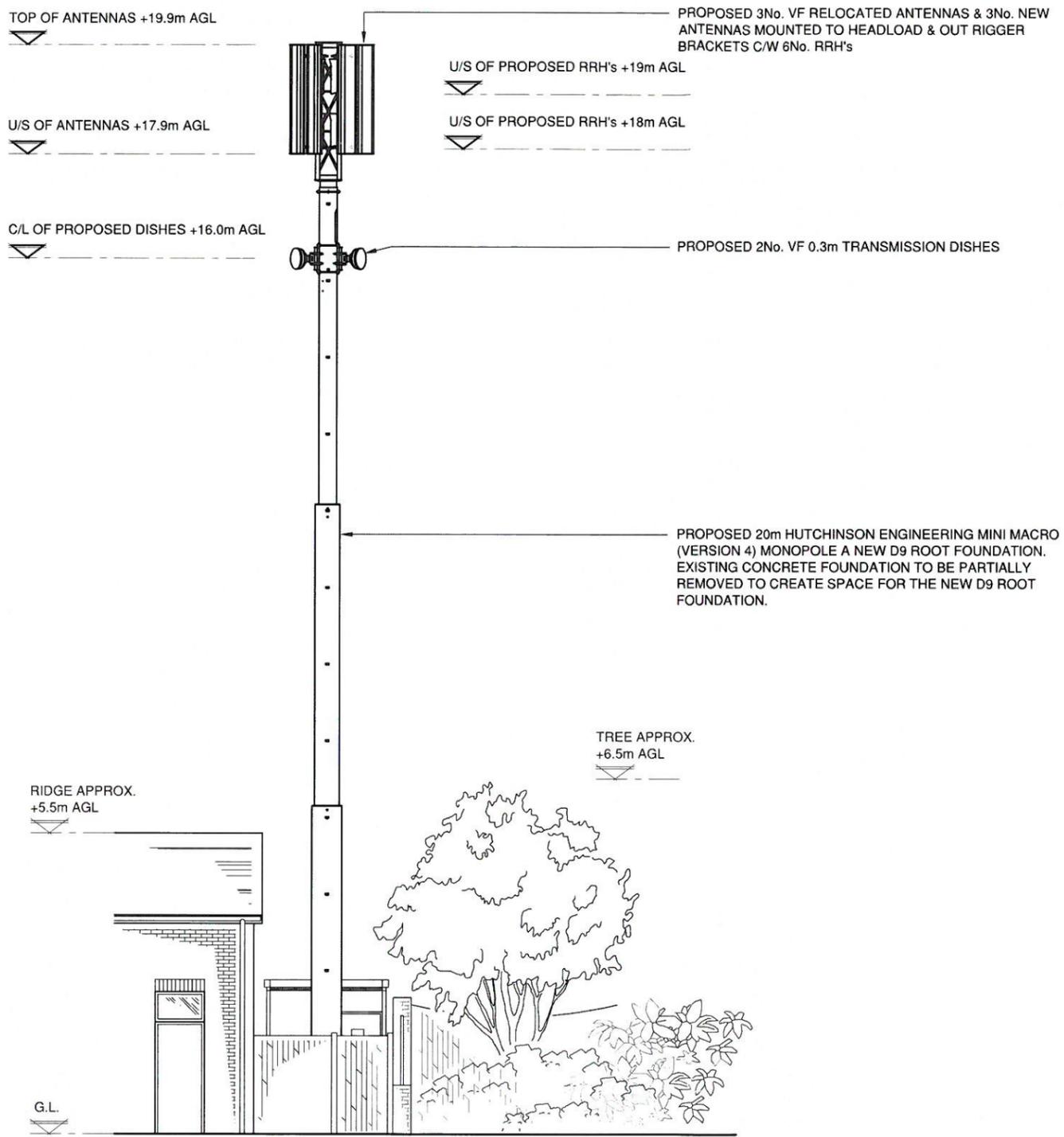
Drawing Title: EXISTING SITE ELEVATION A
 Purpose of Issue: PLANNING
 Drawing Number: 300

Surveyed By:	AKSESS	Scale:	1:100	Issue:	B
Drawn:	PL	Date:	10.03.15	Checked:	AK
		Date:	11.03.15		

78

100mm
75mm
50mm
25mm
0mm

A3



PROPOSED SITE ELEVATION B

1:100



79

These drawings comply with Standard ICNIRP design guidelines.

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

NGR E:476823 N:173768

CONCESSION REQUIRED NO

NOTES:
 1) ALL DIMENSIONS ARE IN MM UNLESS NOTES OTHERWISE.
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152569
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Cell Name Opt.

ST JOHN AMBULANCE -

Cell ID No's

CTIL	TEF	VF
122135	N/A	3052

Site Address / Contact Details

CHURCH ROAD
WOODLEY
BERKSHIRE
RG5 4PQ

Drawing Title: PROPOSED SITE ELEVATION B

Purpose of Issue: **PLANNING**

Drawing Number: 301

Surveyed By: AKSESS Scale: 1:100 Issue: B

Drawn: PL Date: 10.03.15 Checked: AK Date: 11.03.15

100mm
175mm
150mm
125mm
100mm
A3

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Woodley Town Council

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

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

Telephone 0118 9690356

Fax

Case Officer : Pooja Kumar

Date 18/11/2015

Application No :152569

Type : Full

Status : 0 New Application

Date Received : 20/10/2015

Applicant : CTIL Ltd & Vodafone Ltd
c/o agent

Agent/Architect : Mr James Cain
JN Planning Consultants Ltd
5 Seymour Close
Shillingstone
Dorset, DT11 0PH

Location : St John Ambulance Centre
Church Road
Woodley
RG5 4PQ

Parish :

N.G.R. :

Road Class :

Proposal : Full application for the proposed upgrade and alteration works to existing tele-communications base station.

TOWN AND COUNTRY PLANNING ACT 1990 - LOCAL COUNCIL OBSERVATIONS

Woodley Town Council have considered the Application No 152569 and observations thereon are as follows :

Thirteen residents were present at the meeting to voice their concerns and two letters of concern had been received.

After listening to the residents' concerns the Committee discussed the proposals and recommended that this application be refused on the following grounds:

- The additional height of the mast and the additional massing caused by the additional antennas and extra dish aerials would be intrusive to local residents.
- The proposed additional height and additional massing would not be appropriate as this is a conservation area.

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Agenda Item 81.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
152680	8 weeks	St. Nicholas, Hurst	Hurst	Cllr Wayne Smith

Applicant	Ms C Gaines	Postcode	RG40 5QS
Location	1 Pykes Farm Cottages Forest Road		
Proposal	Proposed erection of a two storey side extension to dwelling		
Type	Householder		
PS Category	21		
Officer	Dan Hay		

FOR CONSIDERATION BY Planning Committee on 9th December 2015
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application site is located at the end of Forest Road in an area designated as open countryside. The surrounding area is characterised by a small number of dispersed residential dwellings and farm buildings. The rear of the site opens onto farmland and open countryside.

The application proposes the erection of a two storey side/rear extension with a commensurate eaves and ridge height to that of the original dwelling. The extension is proposed to project c.4m northwards from the side elevation of the existing dwelling and extend eastwards c.7m from the principal elevation creating an uncharacteristic L-shape; out of keeping with the existing character of the street scene.

The application has been listed by Cllr Wayne Smith as even though the application site is located within the open countryside he does not feel it creates sufficient harm to warrant refusal of the scheme.

The report concludes that proposed extension represents an inappropriate increase in scale, form and footprint away from the original building contrary to Core Strategy Policy CP11. In this countryside location, the proposal would harm the open character of the area.

PLANNING STATUS

- Countryside
- Aerodrome Safeguarding for Wind Turbines

RECOMMENDATION

The committee authorise the REFUSAL OF PLANNING PERMISSION for the following reasons:

1. The proposed development is not considered to fall within the limited category of exceptions, set out in Core Strategy policy CP11, where development proposals may be acceptable in the countryside. The proposed extension represents an inappropriate increase in scale, form and footprint away from the original building to the detriment of the countryside and landscape character. The proposals are therefore contrary to Core Strategy Policies CP3 and CP11 and MDD Local Plan Policy CC03 and TB21.

2. The proposed extension is poorly designed and by virtue of its excessive scale and uncharacteristic layout is not considered to relate well to the host dwelling resulting in a disproportionate addition to the existing dwelling which would have a unbalancing effect on terrace contrary to Core Strategy Policy CP3 and The Borough Design Guide SPD.

PLANNING HISTORY

R/113/60 – Two storey side and rear extension

CLP/2007/2894 - Application for a certificate of lawful proposed use for the replacement of a garage in rear garden – Refused - 17/01/2008

F/2009/0229 - Proposed erection of replacement detached garage with flat roof. (Removal of existing garage) – Approved - 31/03/2009

CLP/2010/0411 - Application for a certificate of lawful proposed use for 2 residential properties to be combined into 1 residential property – Approved - 30/03/2010

F/2014/2193 - Proposed erection of a two storey side/rear extension to dwelling – Withdrawn

SUMMARY INFORMATION

Site Area: 0.17ha

Existing number of bedrooms: 3

Proposed number of bedrooms: 5

Existing parking spaces: Driveway parking for 2/3 cars

Proposed parking spaces: Unchanged

CONSULTATION RESPONSES

Local Member:

Wayne Smith – “Appreciate its countryside although I don’t feel it creates sufficient harm to the area that would warrant refusal”

Parish Council:

This Council has no adverse comments.

Internal consultations Wokingham Borough Council

Borough Ecologist: The ecologist has stated that he is satisfied that the submitted bat survey demonstrates that this development is unlikely to adversely affect the local bat population and works could proceed if permission was to be granted

REPRESENTATIONS

Letter of support from neighbours at 3 Pykes Farm Cottages:

“We are the sole neighbours of 1 Pykes Farm Cottages, and are the only property who would be effected by any development. We have seen all the designs for the proposed extension, and apart from a small decrease in light which could be mitigated by the removal of one tree, the proposed development would not have any negative impact on us.

The proposed extension is in keeping with the property and the local area, and due to the nature of our end of road location, very few people would even see it other than ourselves. The proposed extension is far less of a change to the local surroundings than a development currently under way less than two miles further up Forest Road, which is in plain view of the many people using that stretch of road, unlike our very quiet section.”

APPLICANTS POINTS

- Due to isolated location of the site the harm caused by the proposals would be limited.
- Applicants withdrew previous submission in order to work with council through pre-app to design a revised scheme but a suitable compromise could not be reached.
- Extension needed to provide extra living accommodation

PLANNING POLICY

National Policy

NPPF National Planning Policy Framework

Adopted Core Strategy DPD 2010

CP1 Sustainable Development

CP3 General Principles for Development

CP7 Biodiversity

CP11 Proposals outside Development Limits (including countryside)

Managing Development Delivery Local Plan

CC01 Presumption in Favour of Sustainable Development

CC02 Development Limits

CC03 Green Infrastructure, Trees and Landscaping

CC04 Sustainable Design and Construction

TB21 Landscape Character

Supplementary Planning Documents (SPD)

BDG Borough Design Guide SPD

PLANNING ISSUES

1. Description of Development

1.1 The application site is located at the end of Forest Road in an area outside of settlement limits in the designated countryside. The surrounding area is characterised by a small number of dispersed residential dwellings and farm buildings. The rear of the site opens onto farmland and open countryside.

1.2 The application proposes the erection of a two storey side/rear extension with a commensurate eaves and ridge height to that of the original dwelling. The extension is proposed to project c.4m northwards from the side elevation of the existing dwelling and extend eastwards c.7m from the principal elevation creating an uncharacteristic L-shape out of keeping with the existing street scene.

2. Background

2.1 The application is a re-submission of planning application F/2014/2193 which was withdrawn by the applicants request on 20th February 2015 with the intention of entering into pre-application discussions to design an acceptable scheme.

2.2 A pre-application request was submitted on 1st March 2015 and the Council suggested suitable alternatives which could be considered acceptable. These solutions were not considered acceptable to the applicant, and thus the applicant has chosen to resubmit this application in the knowledge that the LPA was minded to refuse it and they could then exercise their right to appeal.

3. Principle of Development

3.1 The site is located outside any defined settlement area and therefore the principle of development is only acceptable subject to impact on the countryside, character of the area and the amenity of neighbouring properties. Policy CP11 of the adopted Core Strategy states proposals outside of development limits will not normally be permitted except where, in the case of residential extensions, it does not result in inappropriate increases in the scale, form or footprint of the original building and where it does not lead to excessive encroachment or expansion of development away from the original buildings

4. Impact on Countryside & Landscape Character

4.1 The application building has previously been extended with planning permission being granted for a two storey extension on 20th July 1960. This extension measured c.3m x 4m (12m²) and provided for a new kitchen at ground floor and a bedroom at first floor. The submitted existing floor plans also show a more modern single storey extension measuring c.4m x 4m (16m²).

4.2 The proposed extension would have a footprint of c.44m² but as this would replace the existing single storey extension the relative footprint increase would be c.28m² which would represent a c.47% increase in footprint over no.1 Pykes Farm Cottage which has a footprint of c.60m² (as extended). If you factor in the previous extensions; if the proposal was approved it would result in an overall increase in footprint of c.206 % over the 'original' building. This can only be considered to be contrary to Core Strategy Policy CP11 in that it results in an inappropriate increase in the footprint of the original building.

4.3 Furthermore the proposed design of the extension extending eastwards c.7m from the principal elevation creating an uncharacteristic L-shape is considered to detract from the character of the dwelling which was once one single farm cottage and would represent excessive encroachment and expansion of development away from the original buildings again contrary to Core Strategy Policy CP11.

5. Impact on Character

5.1 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.

5.2 The proposed extension by virtue of its scale and layout is not considered to relate well to the host dwelling, giving the appearance of a second dwelling with a contrived design located to the rear of the application building. The proposal is substantially wider than the existing dwelling and is considered a very disproportionate addition. The proposal would be clearly visible from the street and would detract from the attractive façade of the original building to the detriment of the character of the area.

6. Impact on Private Rear Amenity Space

6.1 The proposed extension will increase the total footprint of the application dwelling; however it is considered that ample private amenity space will be retained to serve the occupants and thus the proposals are considered acceptable in this respect.

7. Neighbour Impacts

7.1 Privacy

7.1.1 Owing to the isolated nature of the site and the orientation of the extension projecting away from no.s 2 & 3 Pykes Cottages it is considered that the proposals will not introduce any potential for harmful overlooking or loss of privacy.

7.2 Overbearing & Loss of Light

7.2.1 As part of the pre-application discussions the impact of the proposals on no.3 Pykes Cottages were discussed. As a result of this the first floor element of the proposed extension has been set in by c.1.15m. Although there could still be some harm to neighbouring amenity as a result of this proposal, owing to the amendments and the letter of support from the neighbours, it is considered there would not be sufficiently harmful loss of light or overbearing impact to warrant refusal on this basis.

8. Highways

8.1 The proposed development would not affect the access to and although it would result in an increase in the number of habitable rooms it would not significantly increase the demand for car parking spaces required at the application dwelling. Therefore there would be no highway implications resulting from the proposed development.

9. CIL

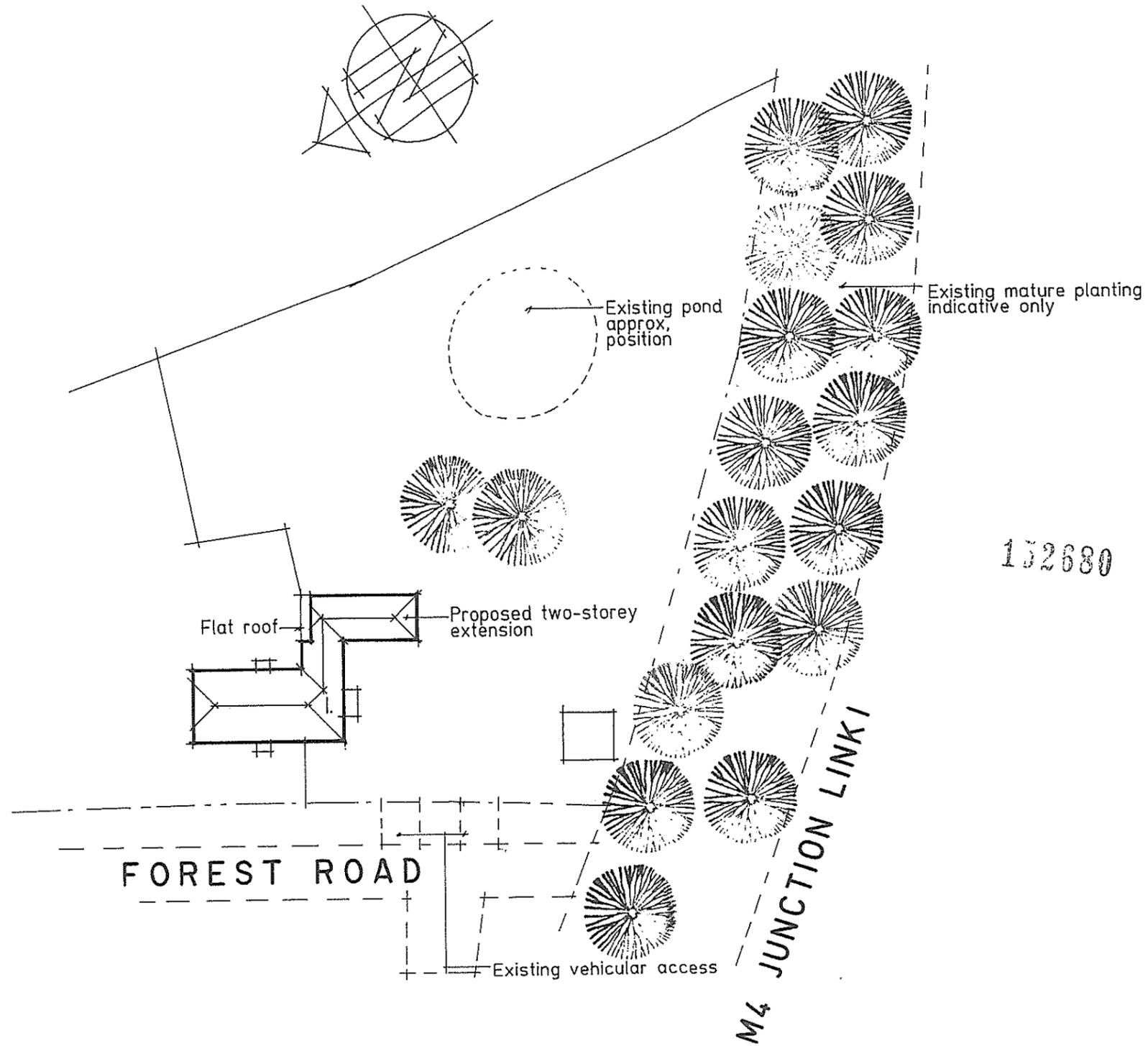
9.1 CIL was adopted by Full Council on 19th February 2015 and came into effect for new planning permissions granted from 6th April 2015. The charging schedule for residential schemes in this part of the borough is £365 psm. No CIL form has been submitted with the application, however looking at the submitted floor plans it would appear the development would be below the 100 sqm threshold at which developments are liable to pay a CIL contribution.

CONCLUSION

The proposed extension is considered to represent an inappropriate increase in scale, form and footprint away from the original building, in a rural location, contrary to Core Strategy Policy CP11.

This conclusion has been derived from balancing the specifics of the site – the fact that it is located in a secluded spot at the end of Forest Road next to the A329M – against the limitations of Core Strategy policy CP11. Given that the cottage has already been extended; and the extent to which it has been extended; and having due regard to the historic layout of the site, where the cottages were once a single dwelling; the proposed extension is considered to represent an inappropriate increase in scale, form and footprint away from the original building and would cause significant harm to the countryside. In this instance a departure from the restrictive countryside policy is not considered to be outweighed by the specifics of the site.

CONTACT DETAILS		
Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk



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architectural design

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m : 07831 246473
e : colin.brench@talk21.com

CLIENT:
MISS C. GAINES

PROJECT:
**I PYKES FARM COTTAGE
FOREST ROAD
WOKINGHAM
BERKS.**

DRAWING TITLE:
BLOCK PLAN

SCALE: 1:500

DATE: SEPT. 2015 DRAWN BY: cdb

DRAWING NO. 2015/6/P5	REV.
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91



FRONT ELEVATION



SIDE ELEVATION

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CLIENT:

MISS C. GAINES

PROJECT:

1 PYKES FARM COTTAGE
FOREST ROAD
WOKINGHAM
BERKS.

152680



SIDE ELEVATION



REAR ELEVATION

DRAWING TITLE:

EXISTING ELEVATIONS

SCALE: 1:100

DATE: SEPT. 2015

DRAWN BY
cdb

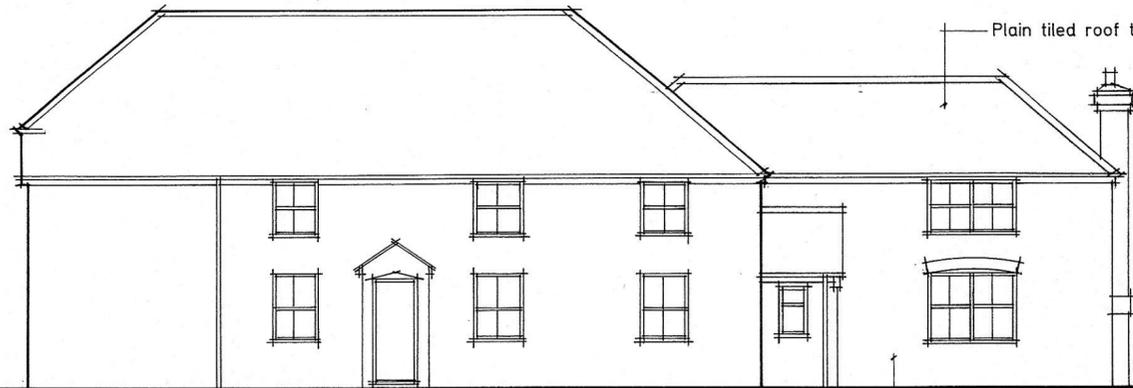
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2015/6/P2

REV.

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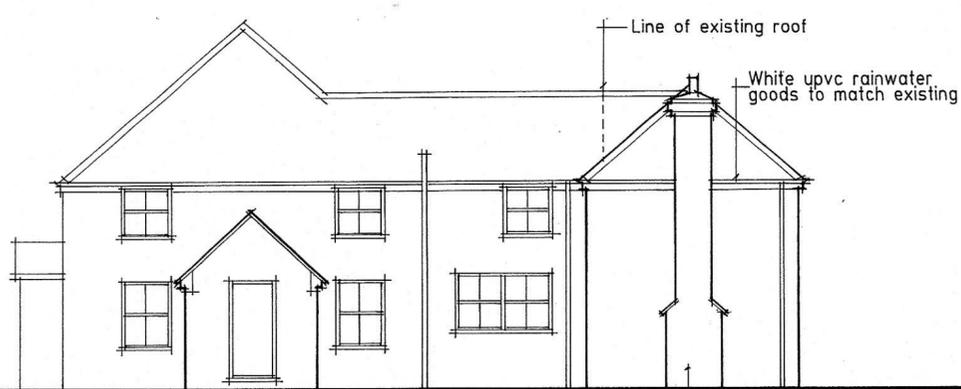
FRONT ELEVATION



SIDE ELEVATION

Facing brickwork to match existing

Plain tiled roof to match existing



SIDE ELEVATION



REAR ELEVATION

Facing brickwork to match existing

White upvc windows to match existing

Plain roof tiles to match existing

White upvc rainwater goods to match existing

Line of existing roof

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DRAWING TITLE:

PROPOSED ELEVATIONS

SCALE:

1:100

DATE: SEPT. 2015

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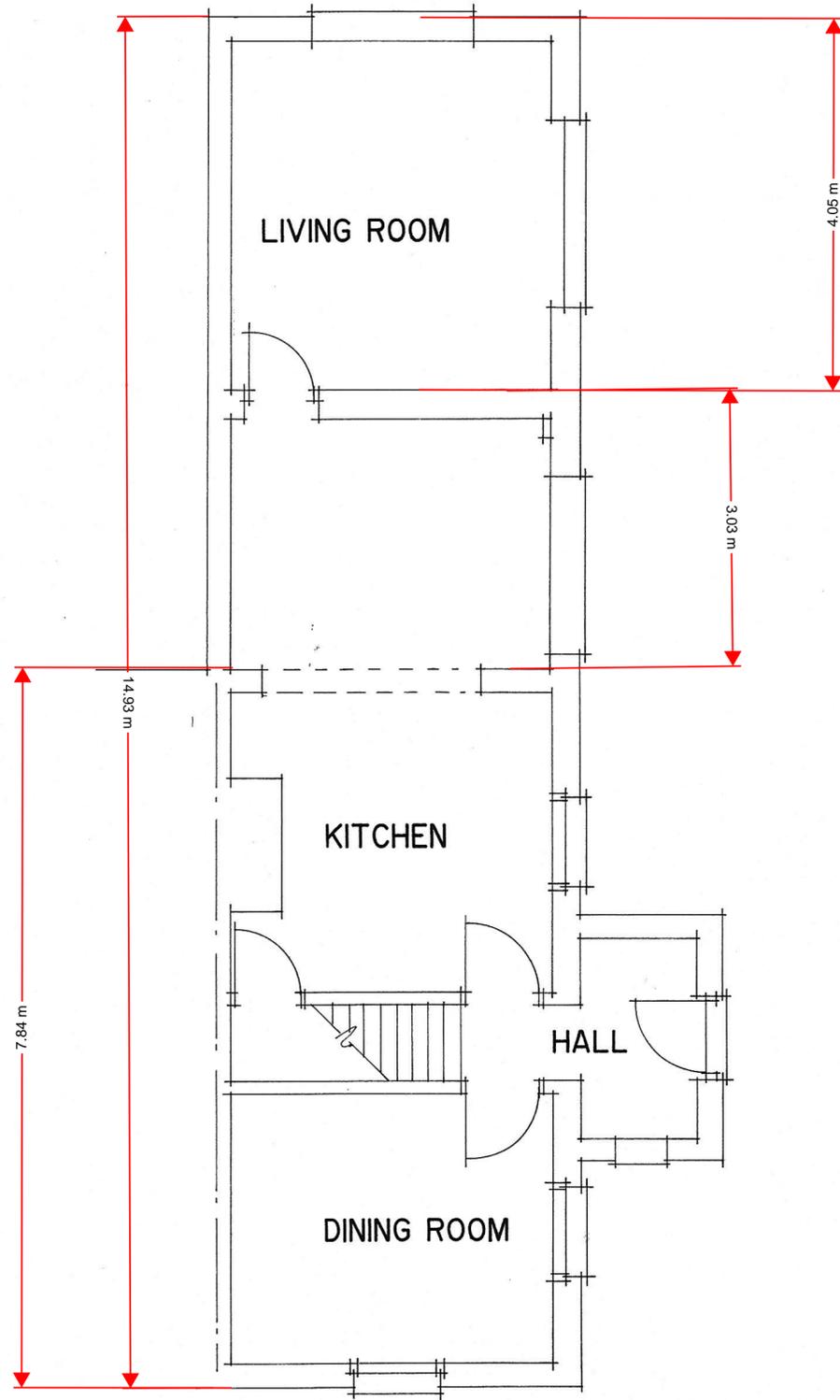
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2015/6/P4

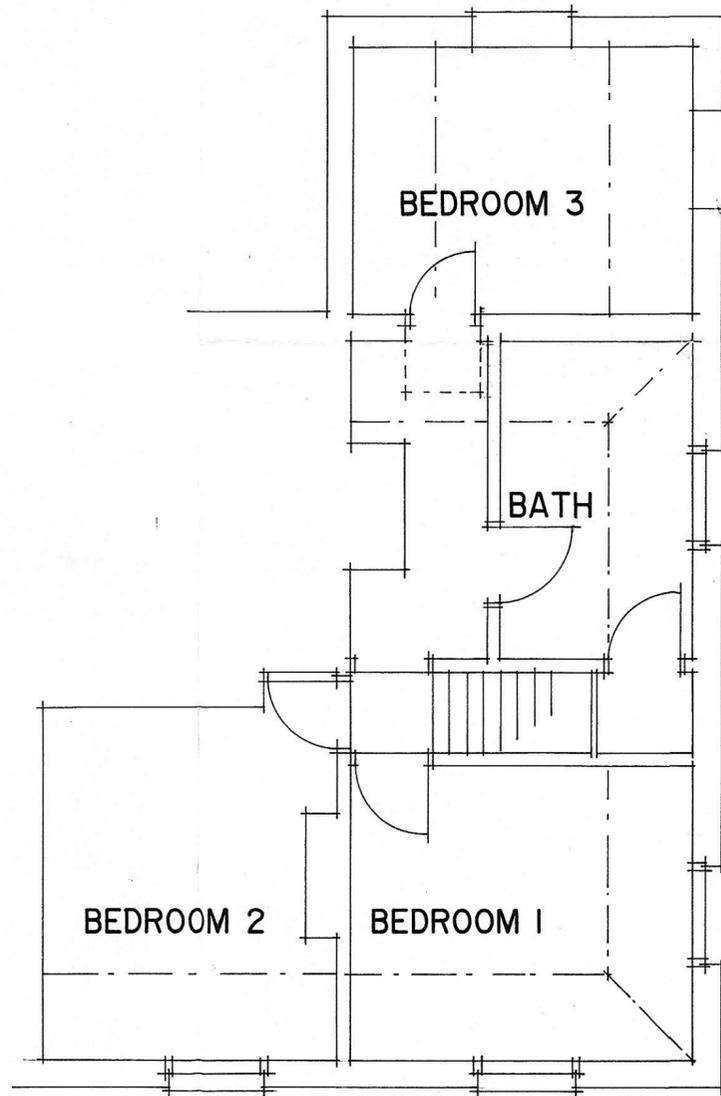
REV.

152680

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

152680

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architectural design

21 naseby rise
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e : colin.brench@talk21.com

CLIENT:
MISS C. GAINES

PROJECT:
**1 PYKES FARM COTTAGE
FOREST ROAD
WOKINGHAM
BERKS.**

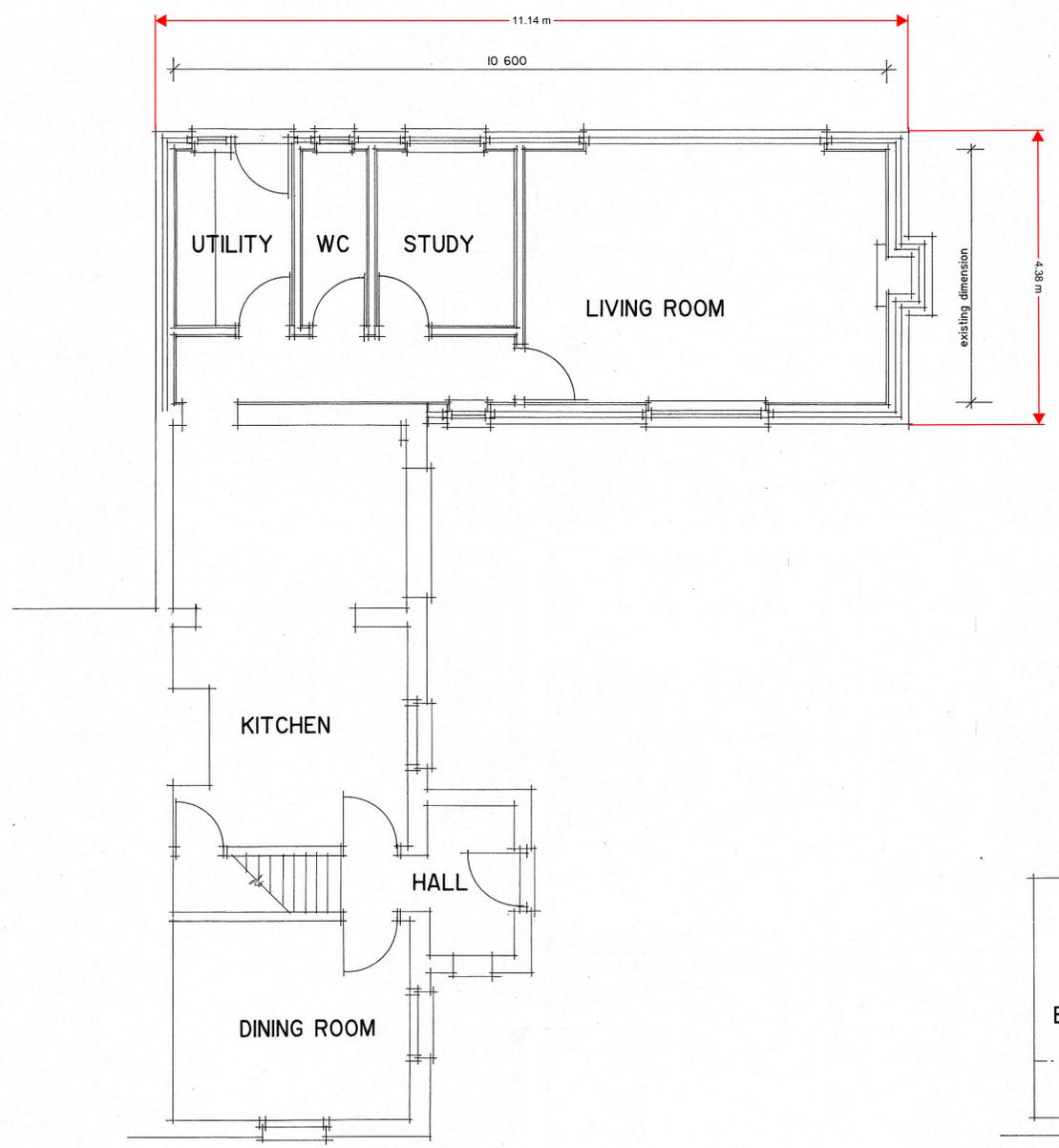
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SCALE: 1:50

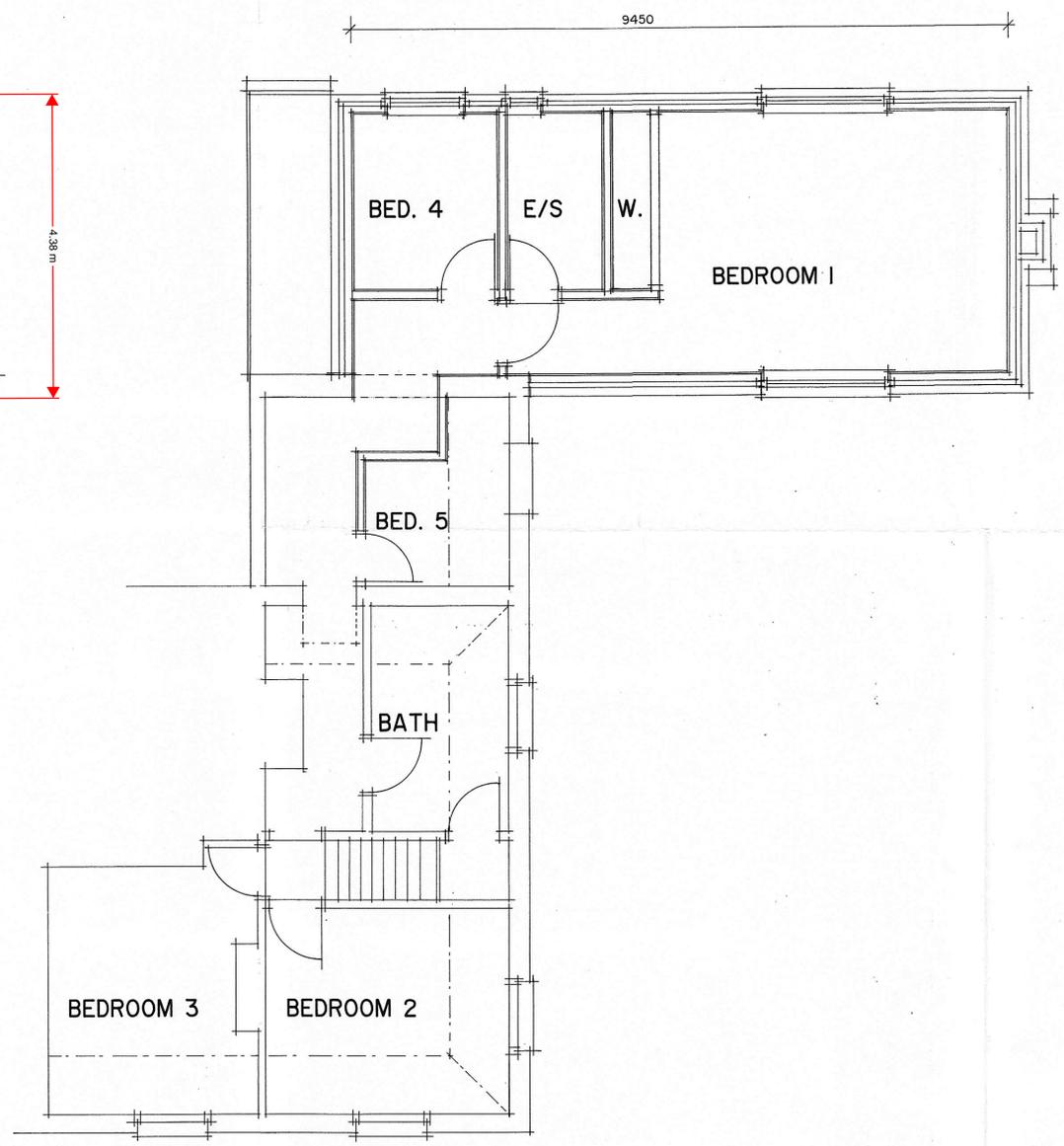
DATE: SEPT. 2015	DRAWN BY cdb
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

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architectural design

21 naseby rise
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e : colin.brench@talk21.com

CLIENT:
MISS C. GAINES

PROJECT:
**I PYKES FARM COTTAGE
FOREST ROAD
WOKINGHAM
BERKS.**

DRAWING TITLE:
PROPOSED PLANS

SCALE: 1:50	
DATE: SEPT. 2015	DRAWN BY: cdb
DRAWING NO.: 2015/6/P3	REV.

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ST. NICHOLAS HURST PARISH COUNCIL

Clerk to the Council: Mrs. Maria Bradshaw MIIA.
The Office, 9 Primrose Lane, Winnersh, Wokingham, Berkshire, RG41 5UR.
Telephone: 0118 9798914
E-mail: Clerk@hurstpc.org.uk

Development Control Manager,
Wokingham Borough Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
RG40 1WR

10/11/15

Dear Mr Hay,

Planning Application 152680

The Council has considered this application by Ms C Gaines, 1 Pykes Farm Cottages, Forest Road, RG40 5QS – householder application for the proposed erection of a two storey side extension to dwelling.

This Council has no adverse comments.

Yours sincerely,



Maria Bradshaw,
Clerk.

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