



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held
David Hicks 1 - Civic Offices, Shute End, Wokingham RG40
1BN on **WEDNESDAY 13 MARCH 2019 AT 7.00 PM**

Heather Thwaites

Heather Thwaites
Interim Chief Executive
Published on 5 March 2019

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WOKINGHAM BOROUGH COUNCIL

Our Vision

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

Our Priorities

Improve educational attainment and focus on every child achieving their potential

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

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

Tackle traffic congestion in specific areas of the Borough

Improve the customer experience when accessing Council services

The Underpinning Principles

Offer excellent value for your Council Tax

Provide affordable homes

Look after the vulnerable

Improve health, wellbeing and quality of life

Maintain and improve the waste collection, recycling and fuel efficiency

Deliver quality in all that we do

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors

Tim Holton (Chairman)	Chris Bowring (Vice-Chairman)	Carl Doran
John Jarvis	Malcolm Richards	Angus Ross
Rachelle Shepherd-DuBey	Wayne Smith	Bill Soane

ITEM NO.	WARD	SUBJECT	PAGE NO.
77.		APOLOGIES To receive any apologies for absence.	
78.		MINUTES OF PREVIOUS MEETING To confirm the Minutes of the Meeting held on 13 February 2019.	5 - 12
79.		DECLARATION OF INTEREST To receive any declaration of interest	
80.		APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
81.	Evendons	APPLICATION NO 183208 - BROOK HOUSE AND READYPOWER HOUSE, MOLLY MILLARS LANE Recommendation: Conditional approval in principle, and deferral and delegation of the final decision to Assistant Director of Place Based Services, following consideration of representations received from neighbour notifications, and subject to legal agreement.	13 - 74
82.	Loddon	APPLICATION NO 183380 - THE DAY CENTRE, SOUTH LAKE CRESCENT, WOODLEY Recommendation: Conditional Approval.	75 - 118
83.	Remenham, Wargrave and Ruscombe	APPLICATION NO 183289 - 5 HATCHGATE COTTAGES, HATCHGATE LANE, COCKPOLE GREEN Recommendation: Refusal.	119 - 142
84.	Emmbrook	APPLICATION NO 190421 - THE EMMBROOK SCHOOL, EMMBROOK ROAD, WOKINGHAM, RG41 1JP Recommendation: Conditional Approval.	143 - 158

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)
CIL	Community Infrastructure Levy
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	

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**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 13 FEBRUARY 2019 FROM 7.00 PM TO 9.55 PM**

Committee Members Present

Councillors: Tim Holton (Chairman), Chris Bowring (Vice-Chairman), Carl Doran, John Jarvis, Malcolm Richards, Angus Ross, Rachelle Shepherd-DuBey, Wayne Smith and Bill Soane

Councillors Present and Speaking

Councillors: Abdul Loyes and Anthony Pollock

Officers Present

Connor Corrigan, Service Manager – Strategic Development Locations, Planning Delivery
Judy Kelly, Highways Development Manager
Mary Severin, Borough Solicitor
Callum Wernham, Democratic & Electoral Services Specialist

Case Officers Present

Laura Callan
Christopher Howard
Kayleigh Mansfield
Simon Taylor

69. APOLOGIES

There were no apologies for absence.

70. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 9 January 2019 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.

71. DECLARATION OF INTEREST

John Jarvis declared a personal prejudicial interest in agenda items 73 and 74, on the grounds that he was involved in an ongoing personal dispute with the developer, Bellway Homes. He stated that he would leave the room for the duration of these items and would take no part in the discussions or votes.

Chris Bowring declared a conflict of interests in agenda item 76, on the grounds that he was the Deputy Executive Member for Regeneration. He stated that he would leave the room for the duration of this item and would take no part in the discussion or vote.

72. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

Following the decision to refuse planning permission for application number 181631, it was decided that agenda item 73 (application number 181499) be deferred.

73. APPLICATION NO 181499 - LAND SOUTH OF CUTBUSH LANE, SHINFIELD

The decision was taken to hear agenda item 74 prior to this application. Following the decision to refuse planning permission for agenda item 74 (application number

181631), it was decided that agenda item 73 (application number 181499) be deferred.

74. APPLICATION NO 181631 - LAND SOUTH OF READING ROAD AND ARBORFIELD ROAD, EAST OF CHESTNUT CRESCENT, WEST OF THE RIVER LODDON

John Jarvis left the room for the duration of this item.

Proposal: Full planning application for the change of use of 21.7ha of land from agricultural use to informal recreational land (Suitable Alternative Natural Greenspace SANG) and associated infrastructure including pedestrian and vehicle access, a car park, footpath network and landscaping.

Applicant: University of Reading.

The Committee received and reviewed a report about this application, set out in agenda pages 105 to 120.

The Committee were advised that the Members' Update included:

- An updated set of head terms with regards to the legal agreement;
- A set of conditions and informatives;
- An updated part C, 'Reasons for Refusal';
- Clarification that the Parish Council had not provided any further comments on the application.

Nina Sharp, Agent, spoke in support of the application. She stated that the application was for a change of use of 21.7 hectares of agricultural land to a Suitable Alternative Natural Greenspace (SANG). Nina added that the nearby Langley Mead SANG had a high visitor count and was popular with local residents. Nina stated that the proposed application was situated in flood zones 1, 2 and 3, however Natural England had assessed the overall viability of the land and had deemed it to be acceptable with a variety of 'must have' features including a variety of environments, a circular walkway, an easy to access car park and space suitable for dog walking (without leads). Nina added that Natural England had given their full support for the proposed scheme.

Anthony Pollock, Ward Member, spoke in objection to the application. He stated that the proposed development site was currently under water due to flooding, and was of the opinion that local residents were becoming increasingly frustrated with local SANGs being placed adjacent to rivers prone to flooding. Anthony added that the river was six foot higher than the base of the land towards the edge of the proposed SANG, and that this stretch of the river had always been prone to overflowing and flooding. Anthony stated that the applicant could not use the land for housing developments, so had instead opted to develop the land as a SANG. Anthony was of the opinion that the proposed 13 car parking spaces were insufficient, and that local residents needed a much higher quality SANG provision in the area.

Connor Corrigan, Service Manager for Strategic Development Locations and Planning Delivery, responded to a number of points raised by the speakers. He stated that it was acknowledged that the proposed development site was prone to flooding (being in flood zones 2 and 3) however this was acceptable as the SANG would not be in constant use especially during times of more extreme weather and had links to a wider SANG. Connor

added that the site had a one in twenty year flood level, and acknowledged that some of the footpaths and part of the proposed car park would flood in 'extreme' events. Connor stated that flooding was accepted to occur on the site and that Natural England supported to proposals to create the SANG in a semi-rural setting with links to a wider SANG. With regards to car parking, Connor stated that people were not encouraged to drive to SANGs as they were designed to meet the needs of local residents in surrounding housing developments. He added that the proposed parking plans were supported by Natural England.

A number of Members were concerned with the flooding risks associated with the proposed site and queried how much of the site would be available for use throughout the year. Connor Corrigan stated that it was very difficult to calculate how much the site would flood in the future (citing 2013/14 being an extremely heavy rainfall year where most of the site was flooded for example), but stated that the vast majority of the site should be useable during a normal year, most of the year-round. Connor added that at least half of the land should be useable even during times of flooding, reiterating that this was subject to the specific weather pattern of that year with conditions being worse during the winter.

Wayne Smith queried whether the proposed SANG was based on the original strategic development location (SDL) housing number, or the increased number as result of appeal. Connor Corrigan stated that the proposed SANG was sufficient for the proposed housing developments that would form a part of the SDL and would also provide capacity for future housing provision.

Carl Doran queried why the SANG was proposed to be developed in two phases. Connor Corrigan stated that the SANG would come forward in a two phased approach to accommodate more potential housing developments in the future. He added that the Council had an obligation to judge each proposed scheme on its own merits.

Angus Ross stated that the proposed SANG was in addition to other open spaces for public use. He felt that the benefit of this scheme was to promote walking to a local SANG rather than travelling to an area such as the Thames Basin Heath. Angus added that a large quantity of car parking was not necessary for the proposed SANG as it was intended to be used by local residents (predominantly arriving at the SANG on foot).

In response to Member queries regarding whether this application was linked to agenda item 73, Mary Severin (Borough Solicitor) stated that agenda item 73 required a SANG as a condition of development. Mary emphasised that the application for the SANG stood alone on its own merits. Mary stated that agenda item 73 and 74 were linked in practical terms, however they were not linked in planning terms.

The drainage consultant on behalf of the applicant stated that the site was currently flooded, however during a normal year the vast majority of phase one of the proposed SANG would remain dry. He added that the footpaths would be useable the majority of the time and mechanisms such as board walks could be used in more flooding prone areas to elevate the footpaths.

Wayne Smith proposed that the application be deferred so that a site visit could be conducted to assess the current flooding issues on the site. This was seconded by Carl Doran and upon being put to a vote the motion fell.

Connor Corrigan reiterated to the Committee that Natural England had supported the application after assessing the flooding risk, the land around the proposed SANG and other features of the land. He added that the majority of the footpaths, which include those connecting into the adjacent SANG, would be outside of the flood zones and would remain useable.

Angus Ross stated that this SANG would be an expansion of the existing SANG, and added that parts of the proposed SANG would be further away from the flood zone than the existing Loddon SANG.

Mary Severin asked the Planning Officer to explain the likely outcomes at appeal, should the application be refused. Connor Corrigan was of the opinion that Wokingham Borough Council (WBC) would have very little chance of defending a refusal decision for this application at appeal based on flooding risks, as flooding was intermittent and Natural England should have assessed the risks from the information submitted as part of the application and they supported the proposal. Connor added that there would be significant costs made payable by WBC should a refusal decision be overturned at appeal.

Chris Bowring queried what could be done if the SANG became unsuitable after a period of time. Connor Corrigan stated that appropriate action could be taken, as not doing so would be contrary to European Regulations.

Malcolm Richards queried who would be liable for costs to make the SANG fit for purpose should it be deemed not up to standard after some time. Connor Corrigan stated that the applicant would be liable for the costs as they would be managing it.

Wayne Smith proposed that the application be refused, based on insufficient information presented to the Committee regarding flooding issues and the usability of the land for SANG during flood events. This was seconded by Carl Doran.

Upon being put to a vote it was:

RESOLVED: That application 181631 be refused, based on insufficient information presented to the Committee regarding flooding issues, and the usability of the land for SANG during flood events.

75. APPLICATION NO 180988 - PITT WORKS, COLEMANS MOOR ROAD, WOODLEY

John Jarvis re-entered the room.

Proposal: Full application for the proposed erection of 17 dwellings together with associated vehicular accesses, car parking and landscaping following demolition of the existing dwelling and outbuildings once associated with a former scrapyards use.

Applicant: The Owner and/or Occupier, Copperwood Developments Ltd.

The Committee received and reviewed a report about this application, set out in agenda pages 121 to 200.

The Committee were advised that the Members' Update included:

- Amended conditions 2, 10, 23 and 31;

- Additional conditions 36 and 37;
- Clarification of paragraph 37 (page 148);
- Clarification of paragraph 113 (page 159);
- Clarification of trip rates.

Darren Smith, Woodley Town Council, spoke in objection to the application. Darren stated that the application before the Committee was an improvement on the previous plans for 20 dwellings (now down to 17 dwellings). Darren added that the proposed dwellings were too high at two and a half storeys, and that the proposed development was too dense. Darren was of the opinion that the top windows should be obscurely glazed. He added that there were existing issues with parking in the surrounding area, and that the area suffered from flooding issues which would need to be addressed by a suitable flooding protection plan. Darren raised the Town Council's concern that although the parking provision at the proposed development would meet the Council's regulations, some overspill on to the already congested main road could occur. Darren was of the opinion that the two and half storey height of the proposed developments was overbearing compared to the surrounding area.

Chris Mason, Resident, spoke in objection to the application. He stated that he was the resident of one of the neighbouring properties which backed on to the proposed development site. He was of the opinion that it was logical to develop the site, however he was concerned with the density of the application. Chris stated that car parking in the area was already overwhelmed, and that an increase in traffic and car parking from the proposed development would only add to this issue. Chris added that there would be an increase in noise and pollution (compared to its current state of usage), and the development would apply more pressure to local resources such as GP surgeries. Chris was of the opinion that the two and a half storey description of the development was 'clever' as the roof sloped down from its peak height. Chris added that he was concerned about the potential for the proposed dwellings to overlook existing dwellings, and stated his concerns regarding the ground and building contaminants.

Andrew Badosz, Agent, spoke in favour of the application. He stated that the Case Officer's report had detailed and addressed many of the concerns raised by the Town Council and residents. Andrew added that the proposed development sought to redevelop a former scrapyards, replacing it with 17 residential dwellings. Andrew stated that removal of the contaminated and polluted concrete and earth was positive in planning terms. Andrew added that a scrapyards was not recommended to be situated within a residential area, however there were existing planning rights on the site for extended hours of use as a scrapyards due to the age of site. Andrew stated that the proposed development would be situated within a sustainable urban location, would not harm the local area and was in line with the NPPF.

Abdul Loyes, Ward Member, spoke in objection to the application. He stated that the former use of the site as a scrapyards could have contaminated the site. He added that he was not aware of any tests to identify potential contaminants that had been carried out. Abdul stated that there were flood risks associated with the site, and the proposed development could exacerbate this issue for the surrounding area. Abdul asked that should the application be approved, that appropriate soil (contaminant) testing be conducted and a flood prevention scheme implemented.

Simon Taylor, Case Officer, clarified a number of points raised by speakers. He stated that the height of the proposed dwellings were higher than other properties in the area,

however they were deemed to be acceptable and would not be overdevelopment. Regarding contamination of the site, Simon stated that limited testing could currently be completed as the majority of the site was concrete based. He added that safe disposal of contaminated waste was conditioned. Simon stated that additional details regarding the drainage plans for the site would be submitted at a later date and were conditioned. Simon stated that the site was currently vacant and was therefore not producing noise. He added that there was planning permission to continue its use as a scrapyard. Simon stated that a construction management plan would be implemented to minimise noise and disruption during construction, and that the noise levels from residential use were deemed to be acceptable.

Judy Kelly, Highways Development Manager, stated that the parking provisions at the proposed development met the Council's parking standards, and that the site was estimated to generate approximately nine vehicle movements during peak hours which was deemed acceptable.

Bill Soane stated that a large perimeter fence could be constructed to help obscure possible overlooking to existing properties.

Bill Soane queried whether the concrete base of the site would be disposed of, and whether the sewer below the proposed development could cause any issues. In response Connor Corrigan, Service Manager for Strategic Development Locations and Planning Delivery, stated that any contaminated concrete would be disposed of after testing. Connor stated that the sewer could be potentially moved by Thames Water if it affected development and was suitable to do so. Simon Taylor added that a £60,000 budget had been allocated by the developer for the removal of the existing concrete at the proposed development site.

The Committee made it clear that they were concerned with the lack of affordable housing provision at the proposed development. Connor Corrigan stated that an independent viability assessment had been carried out, which took in to account expenses such as demolition and safe disposal of contaminated waste. Connor added that this assessment had been conducted by a specialist and had been thoroughly checked. Officers relied on this professional assessment to make a decision. The assessment concluded that the developer would make approximately 10% profit on the proposed development, which was low compared to most developments and therefore it was not viable to provide affordable housing on site.

Carl Doran stated that the National Planning Policy Guidance stated that a viability assessment (or an executive summary thereof) should be published publically. Mary Severin, Borough Solicitor, stated that the assessment was conducted by a professional in that field, and that confidential financial information could form a part of the assessment, which could affect future contracts for the developer. Simon Taylor stated that Wokingham Borough Council's (WBC) review of the assessment had been published online, however the applicant's initial report had not. Carl Doran was of the opinion that this was contrary to the NPPF.

Malcolm Richards queried whether the developer could have provided a smaller percentage of on-site affordable housing than the standard 30%. Connor Corrigan stated that the assessment concluded that the profits would fall under the accepted rate of return, which allowed the developer to make a case that they could not afford to provide any affordable housing.

Bill Soane queried whether there was room for emergency vehicles to access the proposed development. Judy Kelly stated that there were no concerns that vehicles such as fire response vehicles would not be able to access the site.

Rachelle Shepherd-DuBey queried whether the roads would be adopted by WBC. Judy Kelly stated that the roads would be built to an adoptable standard, but that it was the developer's decision as to whether they became adopted roads or not.

Members reiterated their concerns regarding the lack of affordable housing provisions within the proposed development. Connor Corrigan clarified that a professional viability assessment had been carried out and had concluded that the development site was not financially viable for the developer to provide affordable housing.

Angus Ross suggested that Bill Soane's request for additional fencing height be conditioned. Connor Corrigan stated that boundary treatment was already a consideration and conditioned, and added that this would be revised and agreed by the Head of Development Management, the Chair of Planning Committee and the Ward Members when finalised.

RESOLVED: That application 180988 be approved, subject to the conditions and informatives set out in agenda pages 122 to 136, amended conditions 2, 10, 23, 31 and additional conditions 36 and 37 as set out in the Members' Update, and the condition of boundary treatment being agreed by the Head of Development Management, the Chair of Planning Committee and the Ward Members when finalised.

**76. APPLICATION NO 182460 - WEST FOREST GATE WELLINGTON ROAD/
FINCHAMPSTEAD, WOKINGHAM**

Chris Bowring left the room for the duration of this item.

Proposal: Full planning application for demolition of existing B1 (office) building and the erection of 2 buildings to provide 49 apartments, car parking, vehicular and pedestrian access and landscaping.

Applicant: Webb Core Offices.

The Committee received and reviewed a report about this application, set out in agenda pages 201 to 246.

The Committee were advised that the Members' Update included:

- Additional clarification regarding parking provision;
- Replacement of condition 18 (travel plan) with a condition regarding electric vehicle charging;
- Additional clarification regarding the car club.

The Committee raised concerns over the lack of affordable housing provision at the proposed development. Laura Callan, Case Officer, clarified that a viability assessment had been undertaken and had concluded that it was not financially viable for the developer to provide affordable housing on site.

Carl Doran was of the opinion that the application was contrary to CP15 (loss of floor space), and felt that the parking was insufficient. Laura Callan stated that part of the existing office buildings were vacant, and the owner had struggled for some time to find a permanent occupier for the entirety of the building, and therefore there would not be a real terms loss of floor space.

In response to Member questions regarding the viability of a car club, Judy Kelly, Highways Development Manager, stated that the site was considered a sustainable location for a car club to be implemented. Laura Callan added that a full car parking management strategy would be secured by condition.

In response to further Member queries regarding the car club, Judy Kelly stated that a similar scheme was available in Montague Park and was currently working well. Judy added that financial contributions from the developer would be put towards extending and improving the car club provision. Judy stated that more detail on the car club would be developed at a later date.

Malcolm Richards raised concerns regarding congestion in the area, particularly at a local roundabout. Judy Kelly stated that the increased number of vehicle movements as a result of the proposed development were deemed acceptable.

RESOLVED: That application 182460 be approved, subject to the conditions and informatives as set out in agenda pages 202 to 210 and replaced condition 18 as set out in the Members' Update.

Agenda Item 81.

Application Number	Expiry Date	Parish	Ward
183208	22 March 2019	Wokingham	Evendons

Applicant	Philip Glover, Intersurgical
Site Address	Brook House and ReadyPower House, Molly Millars Lane, Wokingham RG41 2RZ
Proposal	Full application for the proposed change of use from existing mixed use to Sui Generis mixed use (B1c/B2/B8) to include erection of extension to Brook House, installation of solar panels and two silos, engineering excavation work, ancillary parking and demolition of existing ReadyPower building
Type	Full
PS Category	3
Officer	Simon Taylor
Reason for determination by committee	Major application, consisting of employment floorspace of more than 1000m ²

FOR CONSIDERATION BY	Planning Committee on Wednesday, 13 March 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>Intersurgical are a global designer, manufacturer and supplier of a wide range of medical devices for respiratory support. The company began in 1982 and relocated to its current global head office at Crane House, Molly Millars Lane, Wokingham in 1997. It currently has approximately 400 employees at its Wokingham site.</p> <p>It currently operates from four buildings on Molly Millars Lane. Crane House and Rehema House on the northern side of Molly Millars Lane comprise the head office and other office space and hand assembly and production areas, Brook House (application site) is located to the rear and comprises the manufacturing and mechanical extraction as well as some storage and distribution. Unit 1 on the southern side of Molly Millars Lane comprises storage and distribution.</p> <p>ReadyPower House adjoins to the rear and is currently vacant following the departure of ReadyPower Engineering (railway plant and machinery hire). Intersurgical have acquired the site and this application seeks to demolish the building and expand the operations within the Brook House site with a three storey/17.1m high rear extension with a total floor space of 3304m², representing a net increase of 2,352m².</p> <p>The site falls within the Molly Millars Industrial Estate, which is a defined Core Employment Area in the Core Strategy. The proposal satisfies Policy CP15 of the Core Strategy in terms of providing additional Class B use floorspace. It is also in accordance with the National Planning Policy Framework in providing an opportunity for the growth and expansion of the existing business. It is being undertaken in a sustainable location, including with regard to its proximity to public transport. The principle of the development is therefore acceptable.</p> <p>The application includes 58 additional on-site car parking spaces and manoeuvrability and is to the satisfaction of the Council's Highways Officer (subject to Conditions 4, 8</p>

and 7 relating to the preparation of a Construction Management Plan and Travel Plan and cycle storage details).

The only residential neighbours are located across the railway line to the east and the proposal is satisfactory on neighbour amenity grounds, including in terms of noise disturbance. Its 17.1m height is also acceptable on character grounds and is appropriate within the Molly Millars Industrial Estate.

The application is recommended for conditional approval, with other pre commencement or pre occupation conditions requiring additional details relating to contamination and potential remediation of the site, noise mitigation, electric vehicle charging, disabled and motorcycle parking, drainage and on-site water infiltration, landscaping and decentralised energy systems as well as the preparation of an Employment Skills Plan, as outlined in Conditions 3-12 and 14-16.

PLANNING STATUS

- Major Development Location
- Core Employment Area (Molly Millars Industrial Area)
- Proposed Riverside Path (along Emm Brook)
- Thames Basin Heath Special Protection Area (7km zone)
- Bat consultation zone
- Berkshire Priority Habitat
- Risk of flooding
- Part Flood Zone 1, 2 and 3
- Landfill gas consultation zone
- Contaminated land consultation zone
- Nitrate vulnerable zone (surface water)
- Wind turbine safeguarding zone
- South East Water consultation zone
- Non-classified road

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION in principle and defer and delegate the final decision to the Assistant Director of Place Based Services following consideration of any representations received as a result of the neighbour notification, subject to the following:

- A. Completion of a legal agreement to secure an Employment Skills Plan (see Condition 12 and Informative 1)**
- B. Conditions and informatives**

Conditions

1) Timescale

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

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

2) Approved details

This permission is in respect of the submitted plans numbered 3485/101, 3485/102, 3485/105, 3485/106, 3485/201 to 3485/219 inclusive, all dated September 2018. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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) Contamination and remediation details

Unless otherwise agreed by the local planning authority in writing, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts (a)-(d) have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part (d) has been complied with in relation to that contamination.

(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) A survey of the extent, scale and nature of contamination;
- (ii) An assessment of the potential risks to:
 - Human health
 - Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
 - Adjoining land
 - Groundwaters and surface waters
 - Ecological systems
 - Archaeological sites and ancient monuments
- (iii) An appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

(b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(d) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part (a), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part (b), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part (c).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Relevant policy: NPPF paragraphs 170, 178 and 179.

4) Construction management plan

Prior to the commencement of the development hereby permitted, including any works or demolition, a Construction Management Plan is to be submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:

a) The parking of vehicles of site operatives and visitors

- b) Loading and unloading of plant and materials
- c) Storage of plant and materials used in constructing the development
- d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- e) Wheel washing facilities
- f) Measures to control the emission of dust and dirt during construction
- g) A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In the interests of highway safety and convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 and CP6.

5) Accommodation of construction vehicles and deliveries

Prior to the commencement of the development hereby permitted, provision is to be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the local planning authority. The provision shall be maintained as so-approved and used for no other purposes until completion of the development or otherwise as provided for in the approved details

Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience.

Relevant policy: Core Strategy policy CP6.

6) Electric vehicle charging

Prior to the commencement of the development hereby permitted, details for an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the local planning authority. This strategy should include details relating to on-site infrastructure, installation of charging points and future proofing of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel.

Relevant policy: NPPF Section 9 and Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).

7) Additional parking details

Prior to the commencement of the development hereby permitted, details of the following shall be submitted to and approved in writing by the local planning authority:

- a) Secure and covered bicycle parking facilities for at least 24 bikes
- b) Disabled/accessible parking for at least two vehicles located across the site
- c) Powered two wheeler (PTW) parking for at least five vehicles

All parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles, disabled parking and PTWs respectively and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided, to encourage the use of alternative and sustainable modes of travel and to meet the future requirements of disabled users.

Relevant policy: NPPF Section 9 and Core Strategy policies CP1, CP2, CP3 and CP6 and Managing Development Delivery Local Plan policy CC07.

8) Travel Plan

Prior to the commencement of the development hereby permitted, a Travel Plan is to be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

Reason: To encourage the use of all travel modes.

Relevant policy: NPPF Section 9 and Core Strategy policy CP6.

9) Drainage details

Prior to the commencement of the development hereby permitted, details of the drainage system for the site are to be submitted to and approved in writing by the local planning authority. The details shall include:

- a) Where on site attenuation is achieved through tank storage or other similar methods, calculations showing the volume of these are also required and a network plan to detail that the features are sized appropriately and their location
- b) Where any outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated
- c) Full details of the maintenance and/or adoption proposals /agreements for the development covering every aspect of the proposed drainage system including a schedule of inspections and issue of an annual inspection report

Reason: To prevent increased flood risk from surface water run-off.

Relevant policy: NPPF Section 10, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

10) Landscaping details

Prior to the commencement of the development hereby permitted, 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, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials, refuse or other storage units, signs, lighting and external services. Soft landscaping details shall include a 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.

11) Decentralised energy details

Prior to the commencement of development, a scheme for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development.

Relevant policy: NPPF Section, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 and the Sustainable Design and Construction Supplementary Planning Document.

12) Demolition

Prior to the commencement of development, the existing structure shown to be demolished on the approved plan is to be so demolished and all material removed from site. Demolition of ReadyPower House, including the removal and disposal of asbestos materials, is to be undertaken in full compliance with the Asbestos Report – Copy 1 (reference B-18-111) prepared by Base Consultants Limited and dated 26 October 2018.

Reason: In the interests of the amenity of the area.

Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies TB21.

13) External materials

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the Crane House on Molly Millars Lane unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

14) Employment Skills Plan

Prior to the occupation of the development hereby permitted, an Employment and Skills Plan is to be submitted and approved in writing by the local planning authority. The Employment and Skills Plan shall show how the development hereby permitted provides opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills and shall be implemented in accordance with the approved details. Alternatively, in lieu of implementing the Employment Skills Plan, the appropriate contribution is to be paid to the local planning authority prior to occupation of any of the dwellings. .

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

15) Noise mitigation

Prior to the occupation of the development hereby permitted, details of the proposed mitigation measures shall be submitted to and approved by the local planning authority. The details shall ensure that to ensure that all plant, machinery and equipment installed or operated in connection with the carrying out of this permission is so enclosed and/or attenuated so that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level when measured at a point one metre external to the nearest residential or noise sensitive property. The measures are to be implemented prior to the occupation of the building extension, and permanently maintained thereafter.

*Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties.
Relevant policy: NPPF Section 15, Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

16) Bin storage and collection area

Prior to the occupation of the development hereby permitted, details of bin storage facilities are to be submitted to and approved in writing by the local planning authority. The bin storage facilities shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

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

17) Flood Risk Assessment

Prior to the occupation of the development hereby permitted, flood risk mitigation measures shall be carried out in compliance with all suggestions made in Sections 6.1, 6.2, 10.1, 11.1 and 11.2 of the Flood Risk Assessment (reference 3181-MOLY-ICS-XX-RP-C-07.001 Rev B, dated November 2018). This includes but is

not limited to carpark and building signage, signing up to the Environment Agency's Flood line service and the implementation of flood doors to the southern access. The measures shall be permanently maintained for the life of the development/use.

Reason: To prevent the increased risk of flooding and to protect water quality.

Relevant policy: NPPF Section 14, Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC09.

18) Parking spaces

Prior to the occupation of the development hereby permitted, the parking spaces (including the disabled parking, PTW parking and cycle parking approved by Condition 7) are to be provided in accordance with the approved plans. The parking spaces 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 and CP6 and Managing Development Delivery Local Plan policy CC07.

19) Pedestrian access

Prior to the occupation of the development hereby permitted, the delineated pedestrian access across the Emm Brook bridge and extending between the proposed car park for Brook House and the exiting car park for Crane House is to be remarked/repainted and permanently maintained thereafter.

Reason: To ensure adequate on-site access in the interests of pedestrian safety, convenience and amenity.

Relevant policy: Core Strategy policies CP3 and CP6 and Managing Development Delivery Local Plan policy CC07.

20) Permeable surfacing

Prior to the occupation of the development hereby permitted, all new hard surfacing hereby permitted shall be constructed from permeable materials with an open graded sub-base, in accordance with the details shown on the drawing numbered 3181-MOLY-ICS-XX-DR-C-005 Rev P1, dated 26 October 2018 and the Flood Risk Assessment (reference 3181-MOLY-ICS-XX-RP-C-07.001 Rev B, dated November 2018). The paving shall be permanently maintained.

Reason: To prevent increased flood risk from surface water run-off.

Relevant policy: NPPF Section 14, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10

21) Hours of work

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.

22) Retention of trees and shrubs

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.

23) No amplification

No external sound amplifying equipment shall be installed in or on the premises.

Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.

Relevant policy: NPPF Section 15, Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

24) External doors

With the exception of when deliveries are occurring, all external doors to Brook House are to remain closed between the hours of 19:00 and 07:00.

Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties.

Relevant policy: NPPF Section 15, Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

25) No additional floorspace

No additional floorspace, including mezzanine floors, shall be constructed within Brook House and the extension hereby permitted without prior written permission of the local planning authority.

Reason: To prevent an over-development of the site and to ensure adequate parking.

Relevant policy: Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy CC07

Informatives

1) Section 106 agreement

This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated # March 2019, the obligations in which relate to this development.

2) Pre commencement conditions

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.

3) Demolition notice

The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

4) Changes to the approved plans

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

5) Protected species

This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

6) Travel plan

The requisite Travel plan would need to comply with the latest national and local guidance:

- a) NPPF Section 9 (Sustainable Transport)
- b) The Essential Guide to Travel Planning (DfT, March 2008)
- c) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
- d) A Guide on Travel Plans for Developers (DfT)

e) Making Residential Travel Plans Work (DfT, June 2007)

All accessible at:

<http://www.dft.gov.uk/pgr/sustainable/travelplans/>

<https://www.gov.uk/government/policies/improving-local-transport>

WBC Transport Plan 3 and Active Travel Plan 2011 – 2026

WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance

Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the Borough's website.

7) Community Infrastructure Levy

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/>

8) Discussion

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of amended plans being submitted by the applicant.

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.

RELEVANT PLANNING HISTORY OF INTERSURGICAL

The following applications are relevant to this assessment as it explains the expansion of Intersurgical operations across the Molly Millars Lane sites, including parking arrangements.

BROOK HOUSE (SUBJECT SITE)

App Number	Decision/Date	Decision/Date
01060	Warehouse and offices (outline)	Approved 8 August 1974
03268	Bridge, warehouse and offices (outline)	Approved 2 October 1975
04724	Warehouse extension	Approved 14 May 1976
05471	CoU of warehouse to factory	Approved 28 October 1976
BR 16521	Storage platform	Refused 3 April 1981
BR 17220		Approved 28 August 1981
BR 20597		Approved 27 May 1983
T/1998/68021	Silo for lime storage (temporary)	Approved 26 August 1998

CRANE HOUSE AND REHEMA HOUSE

App No.	Description	Decision/Date
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40018	Signage	Approved 5 November 1992
45102	Exterior cladding and glazing	Refused 20 November 1995
F/1995/61194	Enlargement to entrance lobby and 10 car spaces	Details unknown
F/1996/63220	Alterations to exterior of building and parking for 45 car parking spaces	Approved 5 March 1996
F/1996/64009	Provision of 25 additional parking	Approved 31 January 1997
F/1997/66827	Variation to F/1996/64009 (retrospective)	Approved 9 November 1998
F/1997/65375	CoU from Class B8 use To 2015m2 of Class B8 use and 2315m2 of Class B1 use with parking to the rear (retrospective)	Approved 19 January 1999
F/1999/69404	New entrance lobby and relocated parking	Approved 17 May 1999
F/2000/1189	Erection of two silos	Approved 2 June 2000
F/2003/0382	New mezzanine floor to form B1(a) office space and change of use of part of existing warehouse space (B8) to production area (B1c) with new external windows and 15 car parking spaces	Approved 24 February 2004
F/2005/4107	New mezzanine floor for administration space and CoU of part of the warehouse production area (Class B8) to production area (Class B1c)	Approved 27 April 2005
F/2007/3117	Extension to carpark comprising eight additional spaces at Remeha House (prior to occupation by Intersurgical)	Approved 6 February 2008
F/2008/1202	Rear extension for an increase in Class B8 storage space	Refused 18 July 2008
F/2014/1760	Link between Crane House and Remeha House with new front entrance, revised highway access and 15 new visitor parking spaces	Approved 5 June 2015
UNIT 1 (SOUTHERN SIDE OF MOLLY MILLARS LANE)		
17152	Light industrial and warehouse buildings in Molly Millars Lane, with Condition 21 limiting the use of Unit 1 to 'Class X (wholesale warehouses or repositories together with ancillary offices'	Approved 7 May 1982
20707	Extension of mezzanine for additional office space (not implemented)	Approved 9 February 1984
22143	CoU from storage and distribution to light industrial with ancillary general industrial use for a total maximum area of 1000 square feet	Approved 20 September 1984
F/2004/2761	CoU from Class B1 (business) to Class B8 (storage and distribution)	Approved 1 December 2004
F/2008/1203	Rear extension to allow an increase in storage space (Class B8) use (not implemented)	Approved 18 July 2008

181859	CoU of the existing building from Class B8 (storage and distribution) to Class B2 (general industrial) to allow hand assembly of medical products currently being undertaken within the Crane House site with storage and distribution handling relocating to Crane House.	Withdrawn 19 October 2018
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SUMMARY INFORMATION	
Site Area	6,130m ²
Existing land uses	Brook House: Class B2 (manufacturing) ReadyPower House: Sui generis (plant hire)
Proposed land uses	Brook House: Class B1(c) (light industry), B2 (general industrial) and B8 (storage and distribution)
Existing floorspace	Brook House: 1,504m ² ReadyPower House: 952m ² Total: 2,456m ²
Proposed floorspace	Total: 4,808m ² in Brook House in Class B1/B2/B8 use
Change in floorspace (+/-)	3,304m ² of new floorspace with a net increase of 2,352m ²
Number of jobs created/lost	Increase of 25 employees (from 29 to 54) with approximately 400 within the Intersurgical site
Existing parking spaces	24 formal spaces
Proposed parking spaces	82 formal spaces (net increase of 58 spaces)

CONSULTATION RESPONSES	
WBC Biodiversity	No objection.
WBC Drainage	No objection, subject to drainage details (Condition 9).
WBC Environmental Health	As there are historic land uses in the vicinity that have the potential to cause contamination, additional remediation details are required by Condition 3.
WBC Highways	No objection, subject to cycle storage details (Condition 7), a Travel Plan (Condition 8) and Construction Management Plan (Condition 4).
Thames Water	No objection, on the grounds that surface water will not be discharged to the public network.
Environment Agency	No comments received.

REPRESENTATIONS	
Wokingham Town Council	No comments were received.
Local Members	
Neighbours	No comments were received during the statutory period. However, due to a validation/consultation error, the scope and period of the consultation were extended, with a final date of 28 March 2019.

APPLICANTS POINTS	
<ul style="list-style-type: none"> The development is required to have 5.5m high ground and first floor levels and the overall height of 17m is appropriate in the context of surrounding two and three storey buildings and when accounting for changing ground levels Materials are to match the existing building 	

- The proposal will result in the provision of 86 spaces. The site layout also facilitates the arrival, unloading and/or loading, turning and egress of delivery lorries to the warehouse section of the proposal
- There is an improvement in Class B floorspace and retention of employment use
- The separation distance of over 40m combined with the elevated nature of the railway line between the two sets of buildings is considered ample to protect residential amenity in relation to loss of light, overlooking and overbearing
- A construction management plan would be put in place to control material deliveries, and on-site parking and turning
- The manufacturing process will be entirely contained within the building and no toxic materials or chemicals are used
- By way of contributing to the reduction in carbon, the proposal would achieve current building construction standards with added sustainability measures
- The finished floor level of the building will be raised and barriers added to the original doors to mitigate flood risk
- The areas of new car parking, both adjacent to the new building and adjacent to the brook will be of a permeable finish with an open graded sub-base beneath

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
	CP15	Employment Development
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC05	Renewable energy and Decentralised Energy Networks
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB11	Core Employment Areas
	TB12	Employment Skills Plan
	TB20	Service Arrangements and Deliveries for Employment and Retail Use
TB21	Landscape Character	
TB23	Biodiversity and Development	
Borough Design Guide SPD	BDG	Sections 6 and 7

PLANNING ISSUES
Description of Development
1. The proposal involves the following works: <ul style="list-style-type: none"> • Demolition of ReadyPower House at the northern end of the site

- Part two/part three storey extension to the northern side of the existing Brook House to be used for Class B1(c), B2 and B8 uses and comprising of the following:
 - Ovens and manufacturing area, injection moulding area and warehouse space on the ground floor
 - Assembly area, toilets and lobby space, offices and storage on the first floor
 - Storage space, toilets and canteen on the second floor
 - Freight lift and passenger lift serving each floor
 - Two dual pitched roofs with south facing solar panels
- Two new silos extending to a height of 11.6m to the western side of the extension
- Provision of 58 additional car parking spaces across the site
- Increase in staff (full time equivalents) from 29 to 54
- Ancillary site works including excavation work, access and landscaping
- Use of the existing access and bridge from Molly Millars Lane

2. The planning statement refers to a 'change of use from Sui Generis mixed B2/B8 site for the manufacture of medical equipment and the associated storage of material and final product prior to distribution'. However, the application form also includes a B1(c) use. In this case, consideration of the Class B1(c) use forms part of this application.

3. Intersurgical currently operates 24 hours a day, 365 days a year in two 12-hour shifts. For the purposes of this assessment, it is assumed that this application involves the same operational arrangements.

Description of Site

4. The 0.61 hectare site comprises a backland site on the northern side of Emm Brook with access from Molly Millars Lane in the south via a bridge. It currently houses two separate, detached, single storey warehouses of 920m² and 660m² floorspace with hardstanding or gravel across the balance of the site. Mature landscaping frames the southern boundary of Emm Brook and the eastern boundary, which is the Wokingham-Crowthorne rail corridor. There is a level change between the two existing buildings of 1.085m from south to north.

5. Development to the north, west and south is industrial in nature as part of the Molly Millars Industrial Estate (or Core Employment Area). The main head office of Intersurgical operates from Brook and Rehema House, which adjoins to the south. Across the rail corridor to the east is a residential development of 75 dwellings approved in 2001.

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. Policy CC01 of the MDD Local Plan 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. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through Policy CP9 of the Core Strategy. This sets out that proposals within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories.
8. As the site is within a major development location and the proposal involves an extension to the existing Class B use, the proposal is acceptable in principle. This includes a consideration of its sustainability credentials as it is 40m from the nearest bus stop, 450m from Tesco Supermarket, 800m from Wokingham Town Centre and 1.4km from Wokingham Train Station, which are appropriate walking distances.
9. Policy CP15 of the Core Strategy allows for the redevelopment, refurbishment or minor extension of buildings in employment use where they are in the settlement limits and where there is no net loss of Class B floor space. The basis behind this is outlined in paragraph 4.70, which refers to an Employment Land Study (2006) which sets out that the supply of floor space for industry and warehousing needs to increase by 51,000m² to meet forecast Class B use growth in the borough over the Development Plan period to 2026. The Council's most recent Employment Land Monitoring Report for April 2013–March 2014 demonstrates that there was a net gain of 3,649m² of Class B use floor space in the borough from 1 April 2006.
10. The proposal involves a net increase of 2,352m² of Class B floorspace within the boundaries of the Molly Millars Core Employment Area, with the majority of the floor area assigned for B2 and B8 uses. It is therefore in accordance with Policy CP15 in terms of providing additional employment floorspace within the borough.
11. There is also a qualitative requirement to Policy CP15 in that *'provision will be made for a range of sizes, types, quality and locations of premises and sites in order to meet incubator/start up, move on, expansion and investment accommodation needs and having regard to the needs of specific sectors of the business community.'*
12. The NPPF also has an overriding emphasis for building on a strong, competitive economy, with Paragraph 80 stating that decisions *'should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.'*
13. Intersurgical have operated from the original Crane House building for 22 years and there have been 11 implemented planning permissions since 1997 relating to building extensions, changes of use and additional car parking areas. The extraction, manufacturing, storage and distribution operations also occur across four separate buildings and the staffing roster has increased consistently and substantially over the years. This demonstrates ongoing growth and the subject application addresses a need for additional floorspace to allow continued expansion of the business. The proposal is therefore in accordance with Policy CP15 and is acceptable.

Character of the Area

14. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and

must be of high quality design. Policy NR1 of the Borough Design Guide states development should respond to key characteristics and features of the site.

15. This is reinforced in the BDG, in terms of NR2, which states that proposals should improve the area and NR7, which requires that roofs be designed to the context of the area, as well as NR5, NR6, NR8 and NR9, as discussed in detail below.
16. NR9 of the BDG also states that large floorplates must minimise impact upon the character of the area. The proposed warehouse will have a large footprint of 2,212m², which is an increase of 40% from the existing combined footprint of ReadyPower House and Brook House (1580m²). However, it is not inconsistent with the pattern of development in the surrounding area, with the average footprint of warehouses in the vicinity of 2000m² and several examples of 3000m²+ footprints, including Crane House to the south. Furthermore, given its backland location, it does not present any undue dominance in terms of any excessive building width or separation.
17. NR6 of the BDG requires a moderation of impact where there are differences in height and NR5 notes that height, bulk and massing should respond to the local context. The extension will have three storeys but at a maximum height of 16.2m-17.1m (66.6 to 67.5 AOD as measured to the two main ridges), it is the equivalent of five storeys. This is because of the necessity for 5.5m ceiling heights in the ground and first floors to accommodate the required manufacturing equipment. A roof pitch of 15° also adds to the height, with the pitch intended to match that of the existing Brook House.
18. The eaves height is 14.1m or 64.5 AOD, which is about 12.6m above the existing ground level when measured at the rear of the site. This is because there is a fall of more than 1.0m across the site from north to south and the extension will be partially excavated into the slope of the site at the rear.
19. Furthermore, at 57.4 AOD or thereabouts, the railway embankment along the eastern boundary of the site is up to 7.5m above the existing ground level of the application site, which has the effect of reducing its apparent height when viewed from the east.
20. In terms of its visibility in the surrounding area, the existing Brook House and ReadyPower House are both at or near the level of the railway embankment and as such, are not visible from the residential properties to the east. With a single storey height, they also sit comfortably within the context of the surrounding buildings.
21. By contrast, the proposed extension is higher than other buildings in the surrounding area. For instance, the head office at Crane House on Molly Millars Lane has a height of 9.5m-10.8m, Unit 1 has a height of 8.7m and the area is generally dominated by two storey heights of generally not more than 11m. The exceptions would be Cyber House (adjoining to the south west) which extends to 17.7m or five storeys and a 230 unit residential flat development at Ashville Way, which is 12m on Molly Millars Lane and up to 15m or five storeys on Ashville Way in the north.
22. The eaves of the proposed extension will be 7.1m above the level of the railway line and because it will rise above surrounding buildings, the extension will be visible

from most vantage points, including Ashville Way in the north, Molly Millars Lane in the south and above the railway line in views from most of the residential properties to the west in Oakey Drive. However, its height is not unduly excessive given its location within the Core Employment Area, in terms of its relationship with the sloping ground level (with the rear of the building partly excavated into the ground), the railway line embankment along its eastern boundary and because of its backland location away from the main road. It is also aided by landscaping along its southern and eastern boundaries, which allows for some screening in wider sightlines from other industrial properties and the residential properties to the east. Furthermore, there are examples of similar height buildings within a radius of 200m (Cyber House and the residential flat scheme to the west) and as an appropriate reference point, the main ridge of the building at the entrance of Oakey Drive (No 1-4) extends to a height of approximately 66.5, which is comparable to the maximum ridge height of 67.5 of the proposed extension. On this basis, the height of the building is considered to be acceptable.

23. The building design is a typical warehouse design with external cladding, full height glazing to parts of the western elevation and a double dual pitched roof at 15°. This is typical of the type of development that would be found within the industrial area. There are examples of flat roof and pitched roof buildings within Molly Millars and in this respect, the roof would not be out of character. Solar panels are proposed to the southern roof plane, which are acceptable.
24. Two silos are proposed to the western side of the extension. With a height of 11.6m and their location immediately alongside the western elevation of the building, there is no adverse impact upon the character of the industrial estate.
25. NR8 of the BDG requires high quality and simple materials and components. The extension will match the existing materials of Crane House on Molly Millars Lane, which is a grey colour with green detailing and facing brick at ground level. This is an acceptable design solution and is detailed in Condition 13.
26. Policy P2 of the BDG ensures that parking is provided in a manner that is compatible with the local character and NR10 states that car parking is to be unobtrusive and landscaped. In the context of the expanse of hard paving on the existing site, as there is no net loss of soft landscaping and when considering the industrial nature of the surrounding area, the enlargement of the carpark is acceptable on character grounds. Condition 10 does, however, require the submission of landscaping details.
27. Generally, the proposal achieves a compatible design, built form and appearance that does not adversely detract from the character of the existing industrial estate. It is confined to a backland site and relates satisfactorily to the sloping landform. It achieves a substantial increase in employment floorspace in a measured manner that is not inconsistent with the desired or likely future character of the area. In this respect, it is acceptable in terms of CP3 and the BDG and no objection is raised.

Residential Amenity

28. Policy CP3 of the Core Strategy aims to protect neighbouring amenity and Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact.

29. The site is at the eastern edge of the Molly Millars Industrial Estate, with a row of 29 residential dwellings across the railway line to the east, which form part of a wider 75 dwelling development. Other industrial buildings surround the site to the north, east and south.
30. Despite the equivalent five storey or 17.1m maximum height of the extension, there is no unreasonable impression of dominance, sense of enclosure or loss of sunlight and daylight to neighbouring residential properties because there is at least 32m separation to the rear boundary of the nearest property and 40m to the rear elevation as well as vegetation cover and a railway embankment separating the properties. There are also no issues of overlooking, particularly as the building is well contained with minimal glazing to its southern, eastern and northern elevations.
31. Within the industrial estate, there is not less than 6.5m setback from the property boundaries and in the context of other two storey buildings, there are no unreasonable amenity impacts.
32. The increase in floor area, additional class B1(c) and class B2 floorspace and 24 hour operation implies that there is likely to be increased activity and noise within the warehouse and additional HGV delivery movements outside. There will also be additional vehicle movements associated with the additional staff being employed on the site.
33. The application was not accompanied by a Noise Assessment or Acoustic Report, instead arguing that it is *'set against a backdrop of other Core Employment B class uses adjoining the site (and) would continue the same manufacturing process currently undertaken at Brook House, for which we understand no concerns have ever arisen regarding noise'*.
34. The proposal seeks an expansion of existing Class B uses rather than the introduction of a new use and it is confirmed that there are no known noise complaints arising from the existing use. It will be located within the confines of the Core Employment Area boundaries where such uses, and noise impacts, are anticipated.
35. The extraction and manufacturing processes will be confined to the interior of the building where noise will be largely contained by the walls of the building. The enlargement of the floorspace will likely allow for some existing noisy movements, such as forklifts, being contained within the building.
36. There also tends to be less noise associated with the storage and distribution use, which makes up 40% of the floorspace and the office space, which accounts for a further 13% of the building.
37. As confirmed by the Council's Highways Officer in paragraph 59, the trip movements to and from the site are not excessive. The likely noise from delivery and staff vehicle movements are unlikely to pose any reasonable noise concerns beyond what would be expected of an industrial estate or from the existing arrangement.

38. As an existing good neighbour and with a separation distance of over 40m to the nearest residential properties to the east as well as tree coverage and a railway embankment between the noise source and the residential receivers, there are no in-principle objections on acoustic privacy concerns.

39. However, it is also noted that 24 hour operation is proposed as part of Intersurgical's ongoing operational schedule and there is no in principle reason to oppose this. Accordingly, a condition restricting hours of use, deliveries or operation of machinery has not been imposed. However, it is still prudent that Conditions 15 and 24 be applied, which require that additional mitigation details be submitted prior to the occupation of the building and that the doors to the building be closed during the evening period, respectively.

Light spillage

40. Whilst no additional external lighting is proposed, the proposal intends to operate a night shift arrangement. This is likely to lead to some increase in lighting usage or headlight glare. However, given the aforementioned separation, there are no concerns raised.

Access and Movement

Car Parking

41. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards, including provision for charging facilities. A Use Class plan was supplied and it results in the following existing and proposed parking requirements:

Existing	Use Class	Area	Parking rate	Parking Required
ReadyPower House (existing)	B1	477m ²	1 per 25m ² (or 1 per 30m ² above 2500m ²)	19.08 spaces
	B8	475m ²	1 per 25m ² (or 1 per 200m ² above 250m ²)	10.9 spaces
Total		952m ²		30 spaces
Brook House (existing)	B1	120m ²	1 per 25m ² (or 1 per 30m ² above 2500m ²)	5.2 spaces
	B2	1384m ²	1 per 25m ² (or 1 per 50m ² above 250m ²)	33 spaces
	B8	0m ²	1 per 25m ² (or 1 per 200m ² above 250m ²)	0 spaces
Total		1504m ²		38 spaces
Grand Total		2456m ²		68 spaces

Proposed	Use Class	Area	Parking rate	Parking Required
Brook House (including extension)	B1	969m ²	1 per 25m ² (or 1 per 30m ² above 2500m ²)	38.76 spaces
	B2	1897m ²	1 per 25m ² (or 1 per 50m ² above 250m ²)	42.92 spaces
	B8	1942m ²	1 per 25m ² (or 1 per 200m ² above 250m ²)	16.76 spaces
Total		4808m ²		98 spaces
Net increase				30 spaces

42. The Planning Statement and Transport Statement submitted with the planning application have given consideration to the proposed extension only. Whilst this is

not opposed, for completeness, it is also relevant to consider the whole site given the proposal is for an extension to the existing Brook House and the car parking will be shared.

43. There is no formal parking for ReadyPower House, although there is space for the parking for some vehicles. The use of ReadyPower House is classed as a mixed Class B1 and B8 use, and with a requirement for 30 spaces, there is a clear numerical deficiency within that use. There are 24 formal parking spaces within the curtilage of Brook House (with some additional informal parking), which also represents a deficiency of at least 14 spaces.
44. The proposal seeks to provide a total of 82 spaces across the site, which is a net increase of 58 spaces. This is a deficiency of 16 spaces. However, the proposal also represents a significant increase (58 spaces) in excess of what the extension generates (30 spaces) and a significant improvement above the existing parking arrangement for ReadyPower House and for these reasons, the proposal is acceptable.
45. Subject to the provision of PTW parking and cycle parking (paragraphs 52-54 respectively), there are other site specific circumstances that render the proposal acceptable. Brook House currently employs 29 staff across two non-peak shifts, with this increasing to 54 under similar non-peak shift patterns under this application. The actual parking generation from shift workers is therefore likely to be less than that anticipated in the MDD Local Plan. The site is also located within walking distance of several bus services and Wokingham Train Station and a large percentage of the workforce live in the immediate area of Wokingham. Regardless, the 58 additional spaces is well in excess of the additional 25 staff being employed.
46. Whilst the proposal is acceptable, to protect against unmanaged increases in floorspace and a lack of car parking, Condition 25 prohibits any new mezzanine floor space within the building without planning permission.
47. As Intersurgical extends across three other buildings in the immediate area, it is also worth considering these buildings. The most recent planning application submitted by Intersurgical resulted in a total of 220 spaces for 12,659m² (at a rate of one space per 57.5m²) of Class B1, B2 and B8 floorspace across all four buildings.
48. Given the connectivity between Crane House, Rehema House, Brook House and Unit 1, it is likely that there will be overlapping parking use across the sites. The total provision of 278 spaces for 15,011m² of Class B1, B2 and B8 floorspace is reasonable when accounting for the variable uses and parking rates, site location and shift working patterns. At a rate of one space per 54m², it also represents an improvement to the existing rate of parking spaces per square metre.
49. Policy CC07 of the MDD Local Plan (in paragraph 2.52) states that consideration should be given to the need to provide sufficient vehicle charging facilities for electric vehicles or provide for the easy adaptation of parking provision to enable charging points to be rolled out as and when demand rises. Given the scale of the development and the number of parking spaces, such an approach should be encouraged and Condition 6 requires the submission of an electric charging plan.

Disabled parking

50. Policy CC07 of the MDD Local Plan requires the provision of disabled parking at a rate of three bays + 3% or in this case, a total of 5.4 spaces. The Transport Statement refers to a requirement for ten spaces, which is incorrect. Regardless, there is no provision for disabled parking and no explanation given for the failure to do so.
51. There is adequate space within the site for at least five spaces to be accommodated and given the importance of promoting equal employment opportunities, accessible parking should be provided. Notwithstanding this, the specific site circumstances are such that a total of two spaces is a more realistic requirement. This is because there will be very few visitors to the site and there is an opportunity to provide additional disabled parking as the need arises within the workforce. This is detailed in Condition 7.

Powered two wheeler parking

52. Policy CC07 of the MDD Local Plan requires the provision of PTW or motorcycle parking at a rate of one space per 20 car parking spaces, in this case, a total of five spaces. The Transport Statement refers to a requirement for one space, which is incorrect. Regardless, there is no provision for motorcycle parking within the architectural plans. Given the importance of promoting alternative modes of transport and given the scale of the development and the technical non-compliance with the parking requirement, a total of five motorcycle spaces are required by Condition 7. There is adequate space within the site for at least five spaces to be accommodated without affecting existing parking or access.

Cycle Parking

53. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum cycle parking standards. One space is required per 150m²-200m² of floorspace, depending upon the Class B use. P2 and P3 of the BDG also ensure that it is conveniently located, secure and undercover.
54. Cycle storage for 26 bikes is shown on the site plan at the rear of the site. This accords with the requirement but because the storage area is less than 10m² in area, it is not sufficient to accommodate 26 bikes. Additional details, including an enlarged area and/or storage details, are therefore required by Condition 7.

Proposed	Use Class	Area	Parking rate	Parking Required
Brook House (including extension)	B1	969m ²	1 per 150m ²	6.46 spaces
	B2	1897m ²	1 per 200m ²	9.48 spaces
	B8	1942m ²	1 per 200m ²	9.71 spaces
Total		4808m ²		26 spaces

55. The Council's Highways Officer has recommended that short term cycle parking also be provided closer to the main entrance. However, with the main head office retained at the Crane House site and as Brook House will be used for manufacturing and storage and distribution, this requirement is unwarranted.

Access

56. P3 of the BDG notes that parking spaces are to be a minimum of 5m x 2.5m and there should be 6m separation between the two rows of parking spaces to allow for safe manoeuvring. The proposal accords with this requirement.
57. Vehicular and pedestrian access from the main highway and Crane House is via a 4.2m wide bridge via Molly Millars Lane. It is shared with several other businesses. This arrangement will remain unchanged and the level of traffic movements across the 24 hour period is unlikely to change to the extent that it would raise concern. However, this remains subject to a consideration of flood risk comments in paragraph 68 and the imposition of Condition 15, which requires a remarking of the existing pedestrian access on the shared bridge. The latter is required because the increase in staff numbers will bring about increased pedestrian movements between Crane House and Brook House within a shared zone.
58. Access and turning for HGV deliveries and private refuse collection are achievable with a swept path analysis showing forward movement for a 10m rigid vehicle. The Council's Highways Officer is satisfied with this outcome.

Traffic Generation

59. The application was supported by a Transport Statement. It includes trip rates that were extracted from TRICS database. The Council's Highways Officer has reviewed the data and raises no objection, concluding that the development would not have an adverse impact on the highway network.
60. The Design and Access Statement refers to a maximum of four HGV deliveries per day at irregular intervals across the day. Given the limited interruption posed by vehicle movements and as these deliveries are often coming from Lithuania (and could arrive during the night), it would not be appropriate to limit delivery times by condition.

Construction Management

61. Given the extent of works, a framework demolition and construction method statement is required at Condition 4.

Sustainability

62. Policies CP1, CP6, CP9 of the Core Strategy permit development where it is based on sustainable credentials in terms of access to local facilities and services and the promotion of sustainable transport.
63. Whilst it is accepted that the site is suitably located in terms of sustainability credentials, Intersurgical has a large workforce and there are limitations upon the amount of on-site car parking. Given the extent of the proposed development, a Travel Plan is to be prepared and this forms part of the recommendation for approval, as outlined at Condition 8.

Flooding and Drainage

Flood Risk

64. Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding. Due to its location adjacent to Emm Brook, the site is within flood zones 2 and 3 although access from Molly Millars Lane originates from flood zone 1. More particularly, Brook House is within flood zones 2 and 3a, the extension to its northern side will protrude partially into flood zone 2 and most of the parking area is within flood zone 3a. A small area of land is within flood zone 3b but is not proposed for development.
65. The application was supported by a Flood Risk Assessment (FRA). It undertook additional flood modelling using Environment Agency data and refers to a 1 in 100 year flood level (+20% climate change allowance) of 49.94 to 50.03, variable because the existing bridge over the river results in some choking of river flows.
66. The proposed use is defined as a less vulnerable use with the proposed industrial and storage and distribution use appropriate within Flood Zones 2 and 3a, which this proposal is. Regardless, the floor level of the proposed extension is at 50.37, stepping up from the existing building at 50.02. This allows for sufficient freeboard above the flood level. As such, there is no flood risk for the building.
67. The FRA also states that parking spaces 1-36 and 59-81, which are within flood zone 3, are to be signposted to alert users and the southern accesses to the existing building are to be provided with temporary and demountable flood protection products or a 'flood doors'.
68. Access to the site via Molly Millars Lane will be below the flood level but with enrolment with the Environment Agency's Flood line service, it is not envisaged that this poses an adverse flood risk for staff evacuation.
69. The Council's Drainage Officer reviewed the proposal and raised no objection. The Environment Agency were consulted but no response was forthcoming during the statutory period. In conclusion, no objection is raised on flood risk grounds and Condition 17 adopts the suggestions outlined in Section 11 of the Flood Risk Assessment.

Sustainable Drainage

70. Policy CC10 of the MDD Local Plan requires sustainable drainage methods and the minimisation of surface water flow. The proposed sustainable drainage techniques for the development should accommodate the peak rainfall event for a 1 in 100 year storm event with an additional allowance for climate change.
71. The majority of the site is hard paved, resulting in little on-site infiltration. The run off rate in a 1 in 100 year event is 203.9L/sec, which is well above the greenfield rate of 12.5L/s. With an increased footprint and limited infiltration given its proximity to Emm Brook, the FRA lists permeable paving and tanked storage as the only realistic SuDS solutions.
72. The recommendation of the FRA is that areas of new car parking be permeable paved with an open graded sub-base, allowing a discharge rate of 5L/s into Emm Brook. With roof runoff discharging via the existing surface water drainage system, the overall discharge rate and volumes will remain unchanged at 77L/sec.

73. The Council's Drainage Officer has reviewed this arrangement and raises no objection, subject to Condition 9, which requires additional details of the maintenance and/or adoption agreements (and details of tanked storage or outfall discharge control if these are employed). Condition 20 also reinforces the need for permeable paving as recommended by the FRA. In doing so, the proposal is acceptable in terms of Policy CC10.

Landscape and Trees

74. Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.

75. The site comprises a large expanse of hardstanding across the site with two small pockets of soft landscaping within the parking and loading bay areas. Three existing trees situated amongst the existing hardstanding will be retained. The site benefits from tree coverage along the railway corridor to the east and Emm Brook to the south, all of which will be retained and unaffected by building works. Condition 10 requires the submission of a landscaping scheme as a pre commencement requirement to ensure that there is an enhancement of the setting and a positive relationship with the aforementioned boundary vegetation.

Ecology

76. Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network.

77. The bat survey report (Tree Surveys, December 2018) for ReadyPower House concludes that the building is unlikely to host roosting bats whilst Brook House will remain largely unaltered with the works only affecting a small area of the roof and hardstanding. The Council's Ecology Officer therefore concludes that the proposal is unlikely to affect bats or other protected species and no objections are raised.

Thames Basin Heaths Special Protection Area

78. Policy CP8 of the Core Strategy states that where development is likely to have an effect on the Thames Basin Heaths Special Protection Area (TBH SPA), it is required to demonstrate that adequate measures to avoid and mitigate any potential adverse effects are delivered.

79. The subject application involves non-residential development within 5km of the TBH SPA. Policy CP8 only applies where there is a net increase in residential dwellings. In this respect, no objection is raised.

Sustainable Design and Construction

80. Policy CC04 of the MDD Local Plan and the Sustainable Design and Construction SPD require sustainable design and conservation. The Design and Access Statement refers to locally sourced recycled materials, water efficient sanitary fittings, on-site refuse and recycling facilities and cycle parking whilst the roof plan shows the two south facing roof planes being used for the installation of solar

panels. Subject to an additional requirement for car charging points being required by Condition 6, the proposal is acceptable in terms of Policy CC04 and the SPD.

81. Policy CC05 of the MDD Local Plan encourages renewable energy and decentralised energy networks, with encouragement of decentralised energy systems and a minimum 10% reduction in carbon emissions for developments of 10+ dwellings or in excess of 1000m². This is applied by Condition 11.

Accessibility

82. Policy CP2 of the Core Strategy seeks to ensure that new development contributes to the provision of sustainable and inclusive communities. The proposed extension will be fully accessible for staff and any visitors (If required), with level access from the parking area and lift access to all three levels of the building. A requirement for disabled parking is detailed above in 'Access and Movement' and forms part of Condition 7.

Waste Storage

83. Policy CC04 of the MDD Local Plan requires adequate storage for the segregation of waste and recycling as well as collection.
84. The Design and Access Statement states that there will be no changes to the existing waste collection arrangements, which is collected by private contractor. It also notes that the base material for the plastic apparatus is brought onto the site from the Lithuania manufacturing plant and is reused up to four times before being discarded. Whilst this is appreciated, there are no details of existing waste storage and collection from the existing operations and with the expansion of the floorspace, there is the clear potential for increased waste generation. Accordingly, Condition 16 requires the submission of pre commencement waste details.

Environmental Health

85. Paragraphs 170, 178 and 179 of the NPPF require consideration that the site is suitable for its proposed use taking account of ground conditions and any risks arising from contamination from former activities noting that responsibility for securing a safe development rests with the landowner, whether that it involves remediating and mitigating despoiled or contaminated land, where appropriate.
86. Council records indicate that there are several historic commercial/industrial land uses in the vicinity of the site, including the former Oaktree Works, a former sewage works and landfill. These land uses have the potential to cause contamination, which may present a risk to the proposed end users.
87. No supporting information has been submitted although the Design and Access Statement recognises that a post consent statement will be provided. Condition 3 requires the preparation of this contamination risk assessment followed by remediation and validation works if found to be necessary.
88. The site is not within an air quality management area and the plastic manufacturing process will be entirely contained within the building where no toxic materials or chemicals are used. Accordingly, no air quality issues are raised.

89. The Design and Access Statement also notes that no new hazardous materials will be introduced to the application site that are not already present at the existing facility. Intersurgical is aware of Health and Safety obligations and no issue is raised.
90. An asbestos report was submitted with the application and it details mitigation measures for the breakdown and removal of the building material associated with the demolition of ReadyPower House. This forms Condition 12.
91. A Construction Management Plan which details how noise and dust will be controlled in Condition 4 in an effort to minimise any potential nuisance to neighbouring properties.

Employment Skills

92. Policy TB12 of the MDD Local Plan requires an employment skills plan (ESP) for this development. ESPs use the Construction Industry Training Board (CITB) benchmark based on the value of construction. This is calculated by multiplying the total floor space (approximately 2350m²) by £1025, which is the cost of construction per square metre as set out by Building Cost Information Service of RICS and the methodology as set out in the Council's Employment and Skills Guidance. In this case, it totals £2,410,800.
93. The ESP would require a total of three community skills support jobs and the creation of one job. If for any reason the applicant is unable to deliver the plan or elects to pay the contribution, the employment outcomes of the plan will be borne by the Council at a cost of £3,750. Either way, this is secured by a Section 106 agreement although it remains in draft form.

Community Infrastructure Levy

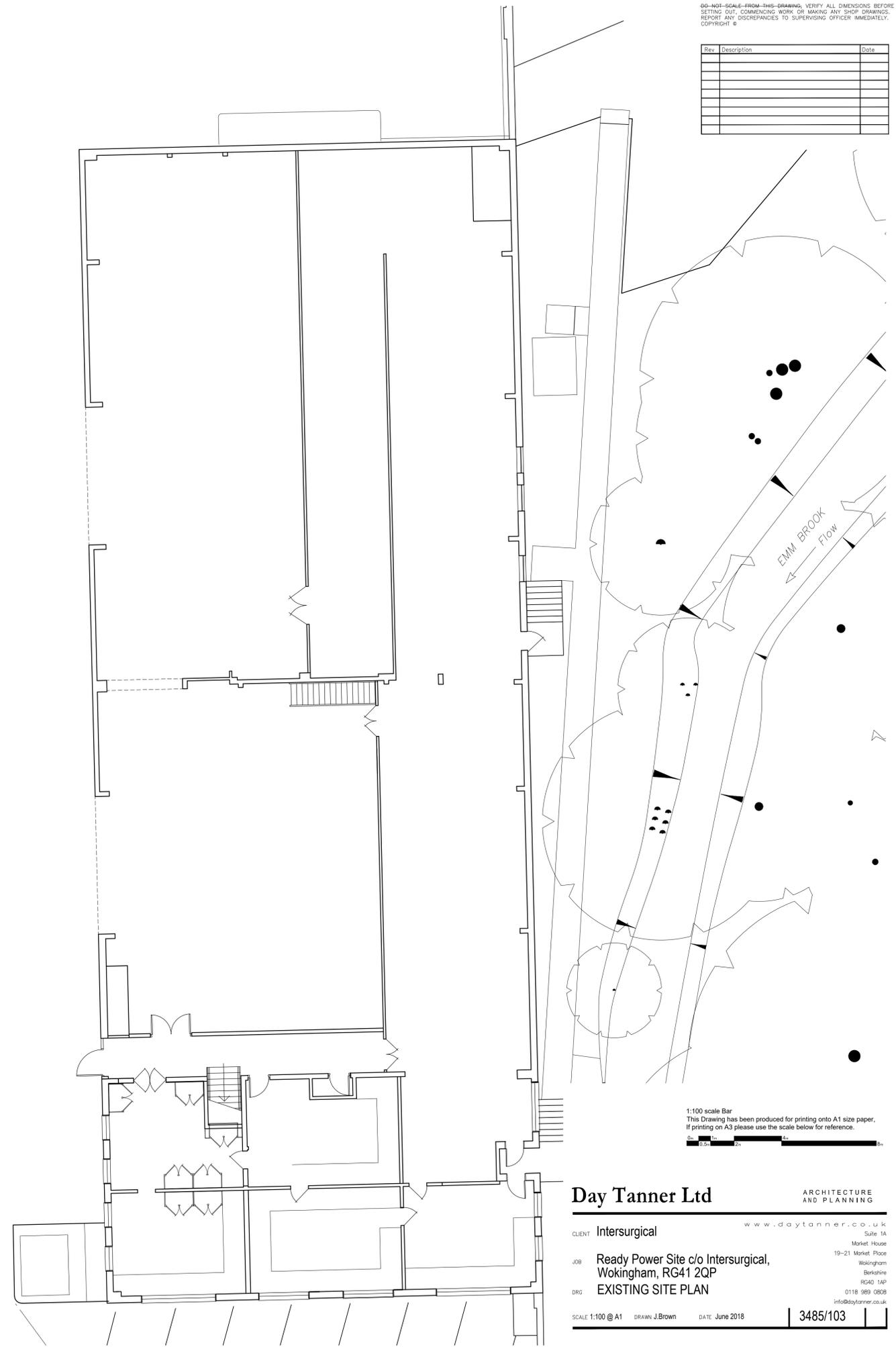
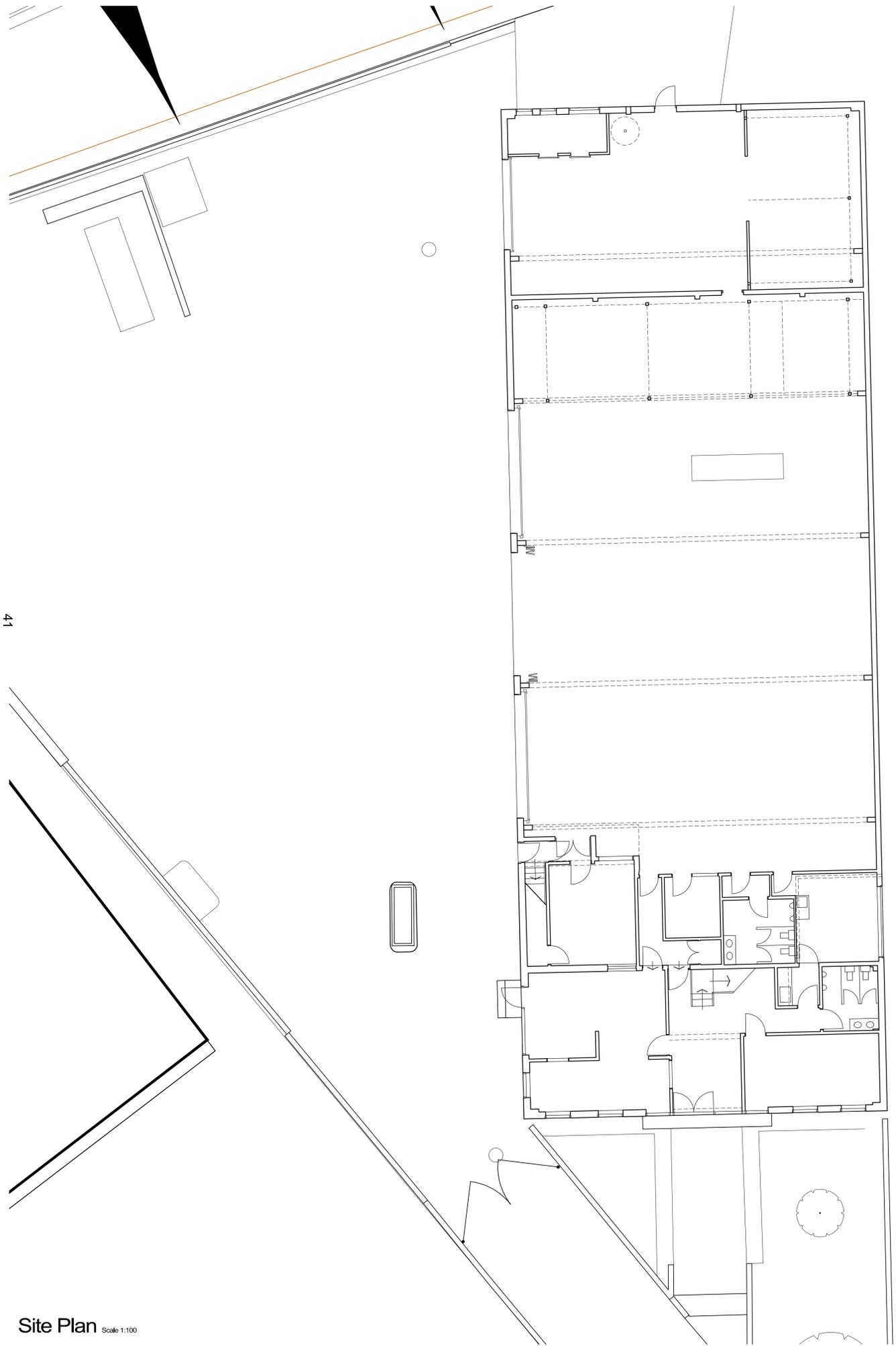
94. CIL is not payable on Class B floor space.

CONCLUSION

The extension to Brook House is appropriate in the context of the surrounding built form and it includes satisfactory provision for parking and access, subject to accommodating other modes of transport in Condition 7. Neighbour amenity is protected by Condition 21, flood protection is required by Condition 17 and remediation is outlined in Condition 3, amongst other conditions. It also accords with the intent of the NPPF and the Development Plan by allowing for the ongoing expansion and growth of a global company with the head office in Wokingham, thus allowing for the ongoing employment of approximately 400 staff. The proposal is recommended for approval.

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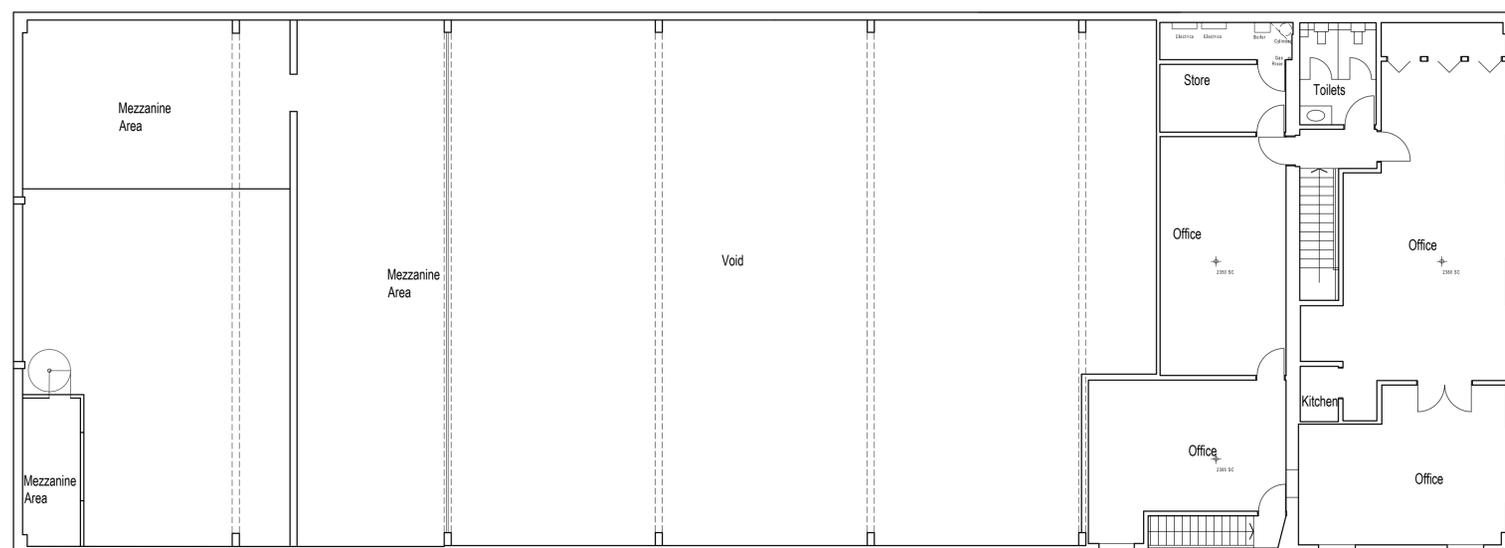


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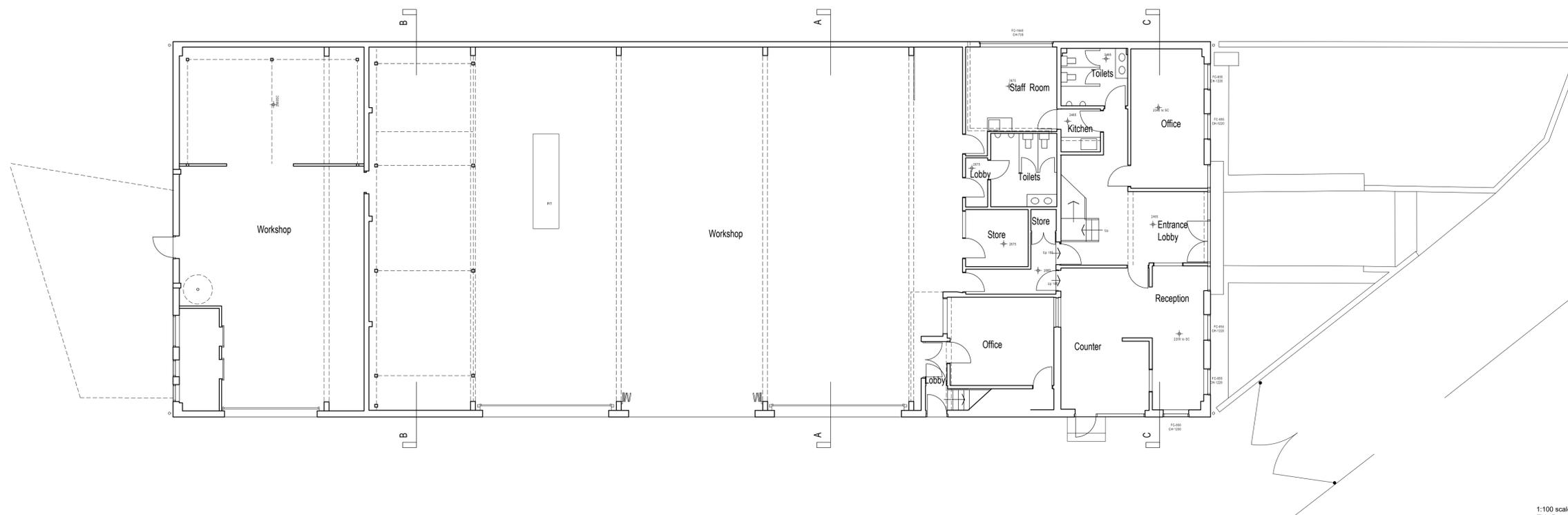
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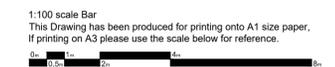
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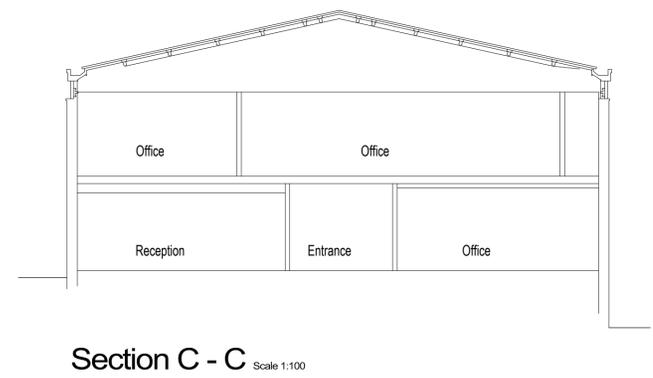
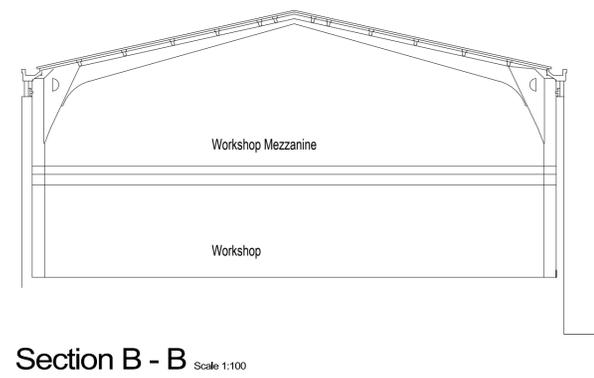
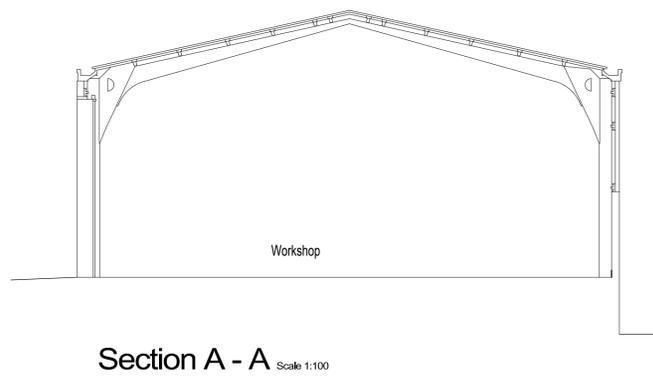
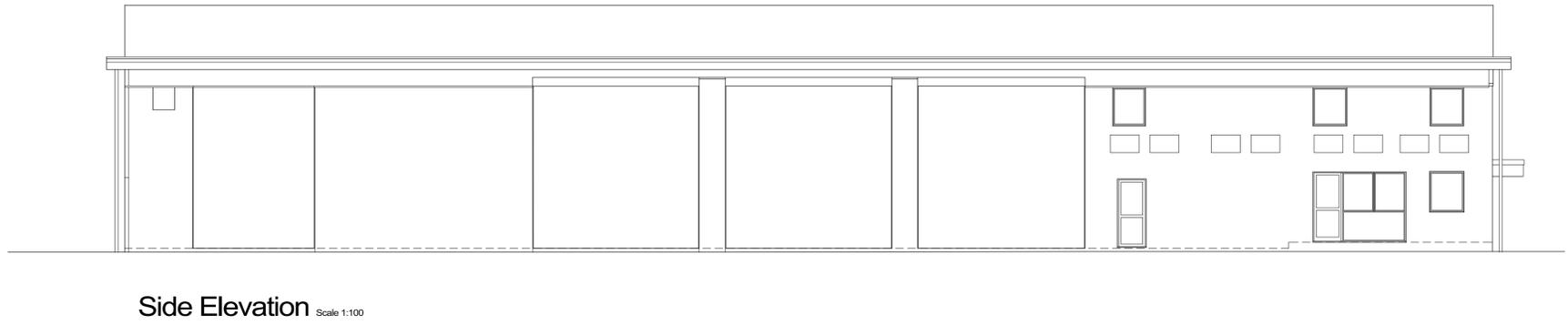
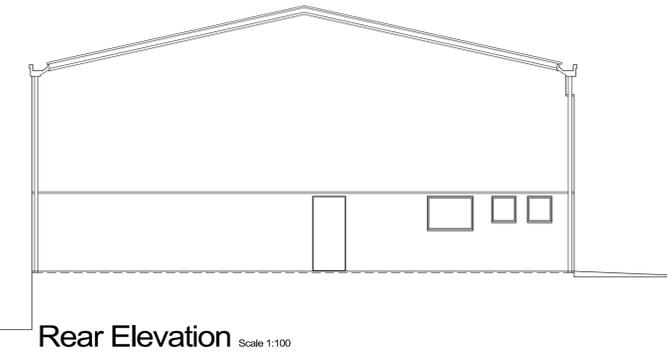


Ground Floor Plan - 1 : 100



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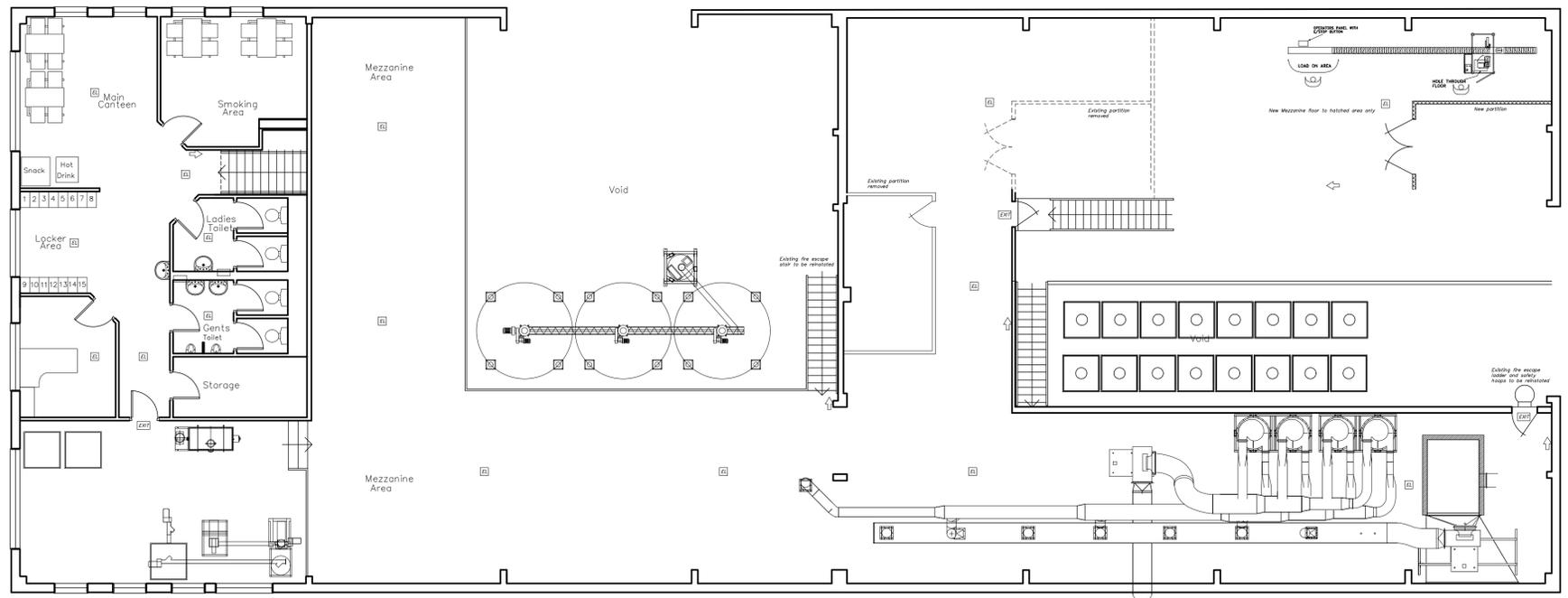


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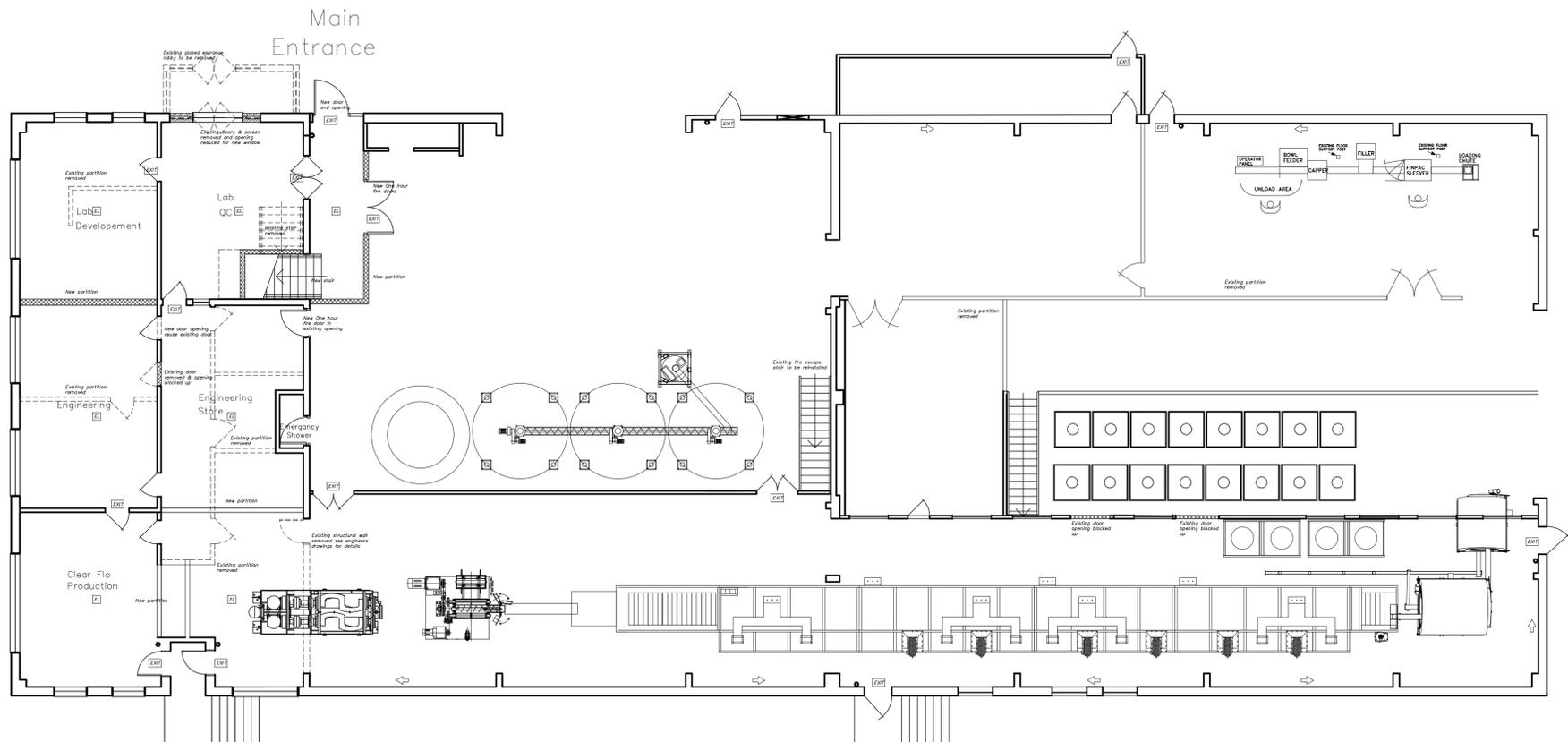
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First Floor Plan - 1 : 100

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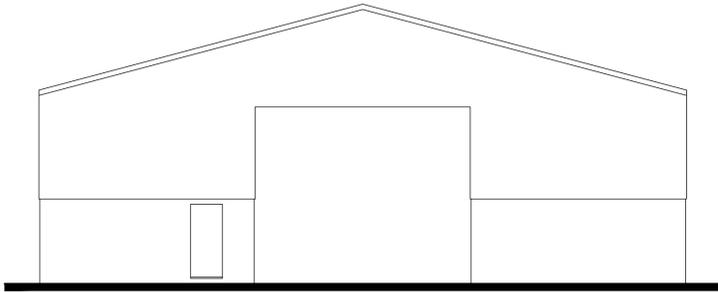


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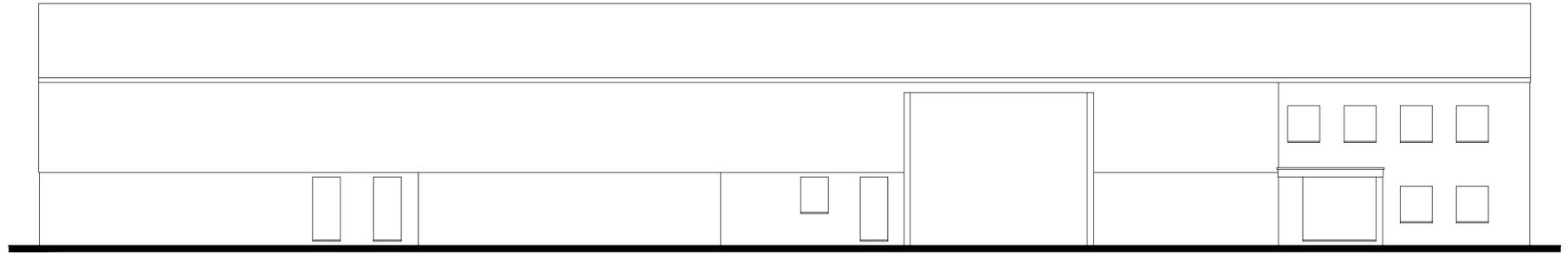
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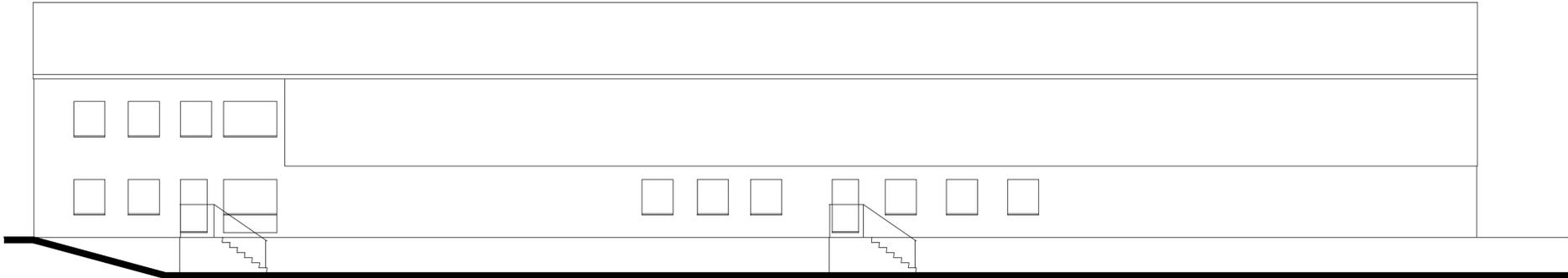


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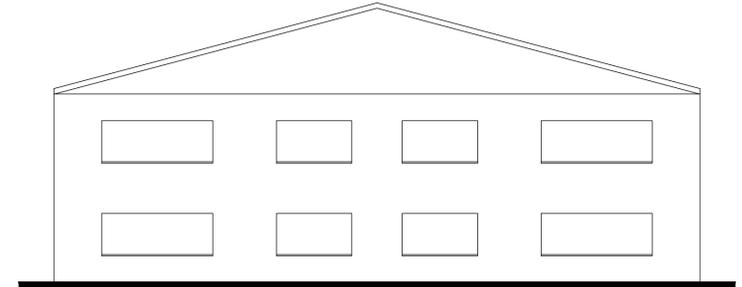


Side Elevation Scale 1:100

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Side Elevation Scale 1:100



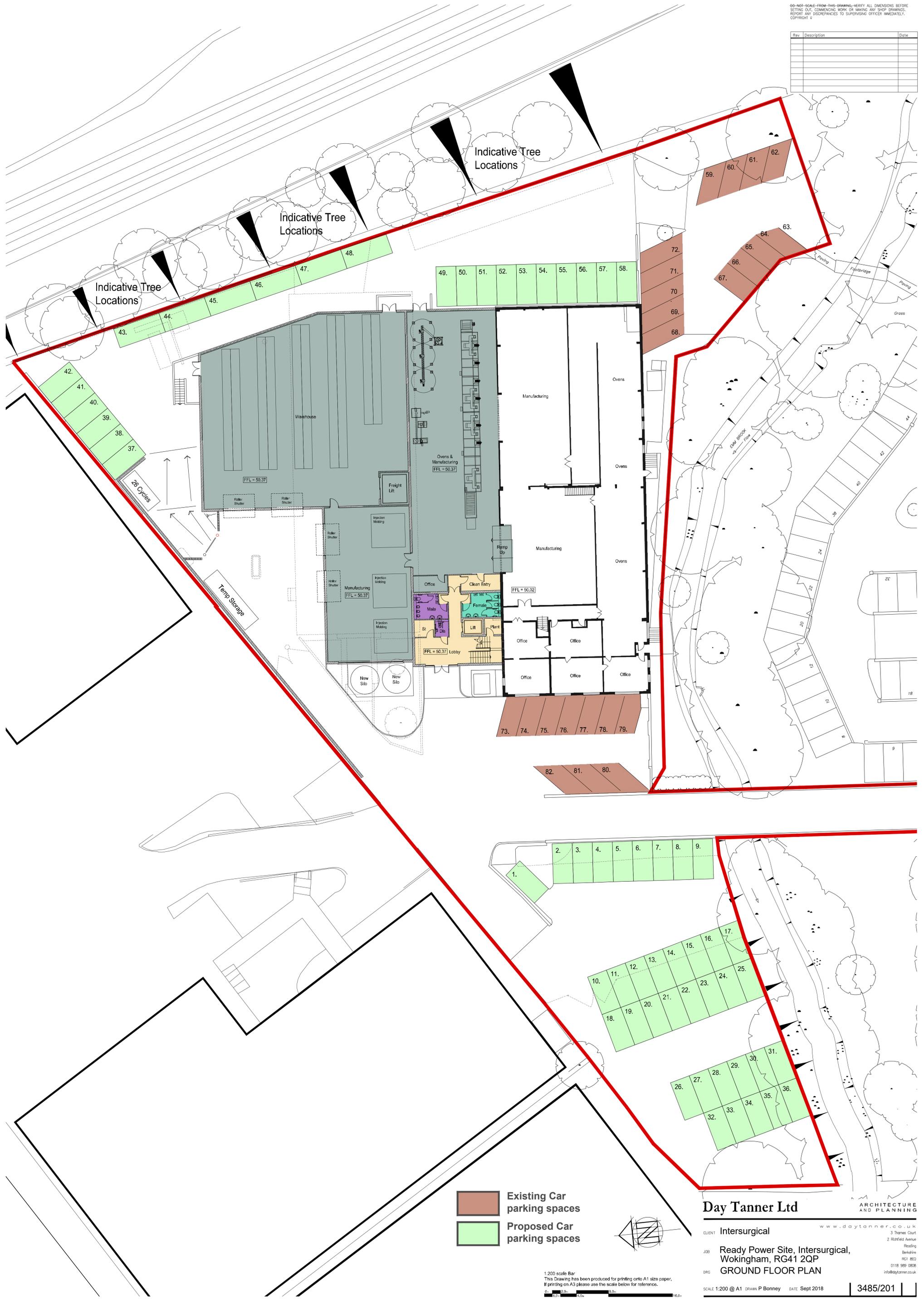
Rear Elevation Scale 1:100

1:100 scale Bar
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Day Tanner Ltd ARCHITECTURE AND PLANNING
 www.daytanner.co.uk
 CLIENT Intersurgical Suite 1A Market House 19-21 Market Place Wokingham Berkshire RG40 1AP 0118 989 0808 info@daytanner.co.uk
 JOB Brook House, c/o Intersurgical, Wokingham, RG41 2QP
 DRG EXISTING ELEVATIONS
 SCALE 1:100 @ A1 DRAWN P. Bonney DATE November 2018 3485/106

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Rev	Description	Date



Existing Car parking spaces
Proposed Car parking spaces



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CLIENT Intersurgical
JOB Ready Power Site, Intersurgical, Wokingham, RG41 2QP
DRC GROUND FLOOR PLAN

SCALE 1:200 @ A1 DRAWN P Bonney DATE Sept 2018 3485/201

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Rev	Description	Date



First Floor Plan

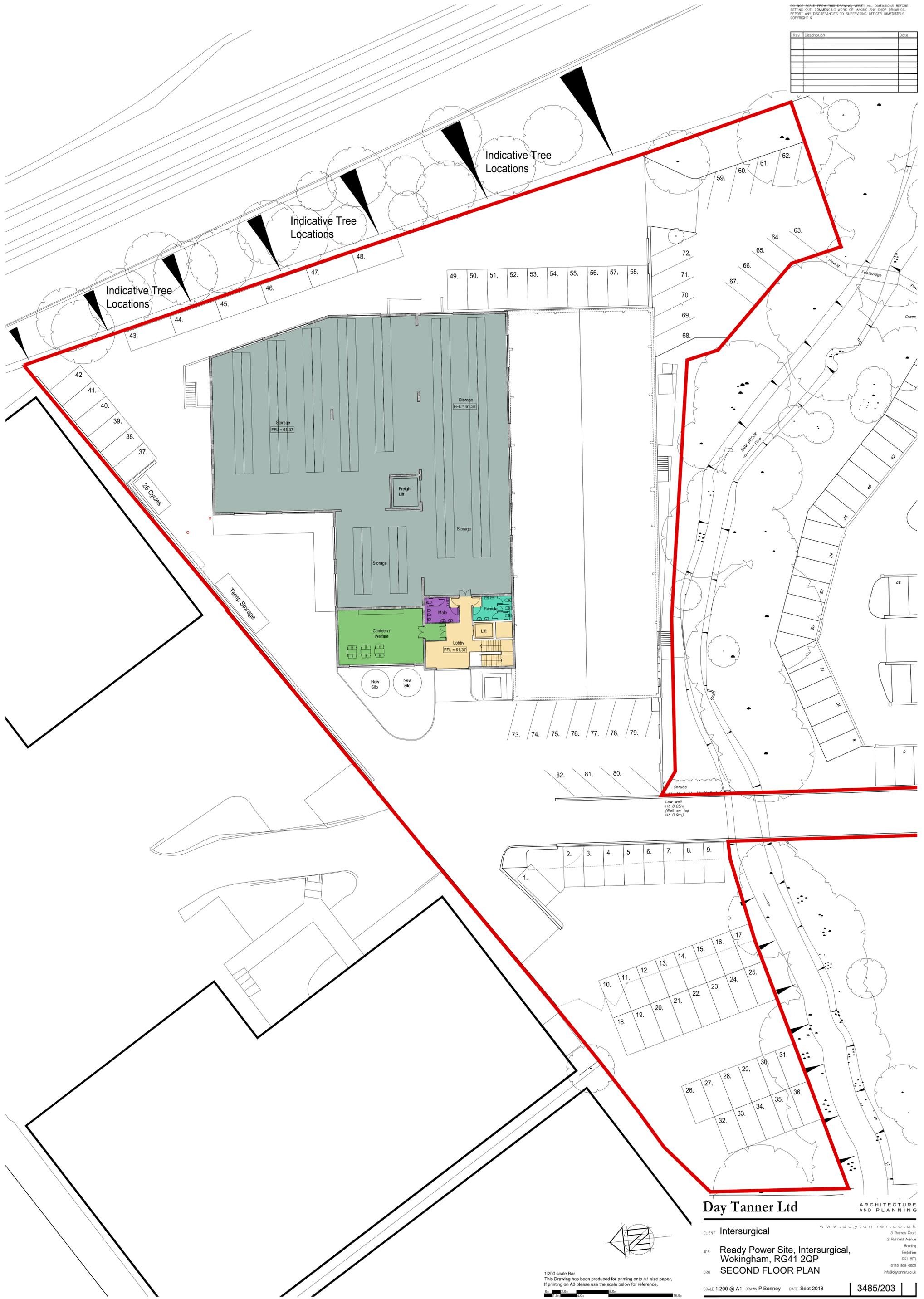
Day Tanner Ltd ARCHITECTURE AND PLANNING
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 CLIENT Intersurgical
 JOB Ready Power Site, Intersurgical, Wokingham, RG41 2QP
 DRG FIRST FLOOR PLAN
 SCALE 1:200 @ A1 DRAWN P Bonney DATE Sept 2018
 3485/202

1:200 scale Bar
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3 Thomas Court
 2 Redfield Avenue
 Reading
 Berkshire
 RG1 8EQ
 0118 999 0908
 info@daytanner.co.uk

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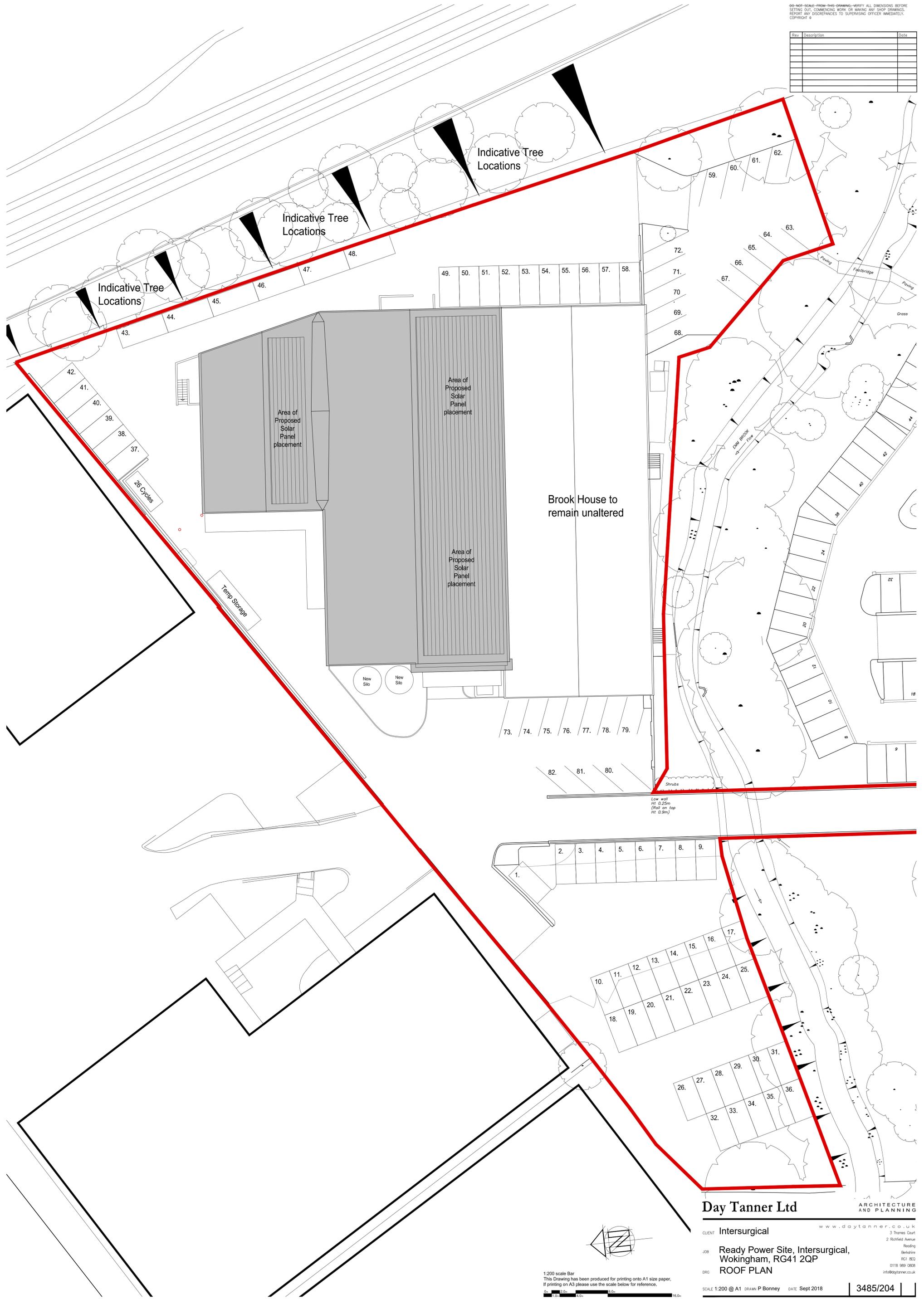


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 DRG SECOND FLOOR PLAN 0118 989 0808
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 SCALE 1:200 @ A1 DRAWN P Bonney DATE Sept 2018 3485/203

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Rev	Description	Date



First Floor Plan

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 CLIENT Intersurgical
 JOB Ready Power Site, Intersurgical, Wokingham, RG41 2QP
 DRG ROOF PLAN
 SCALE 1:200 @ A1 DRAWN P Bonney DATE Sept 2018
 37 Thames Court, Reading, Berkshire, RG1 8EQ, 0118 989 0608, info@daytanner.co.uk
 3485/204

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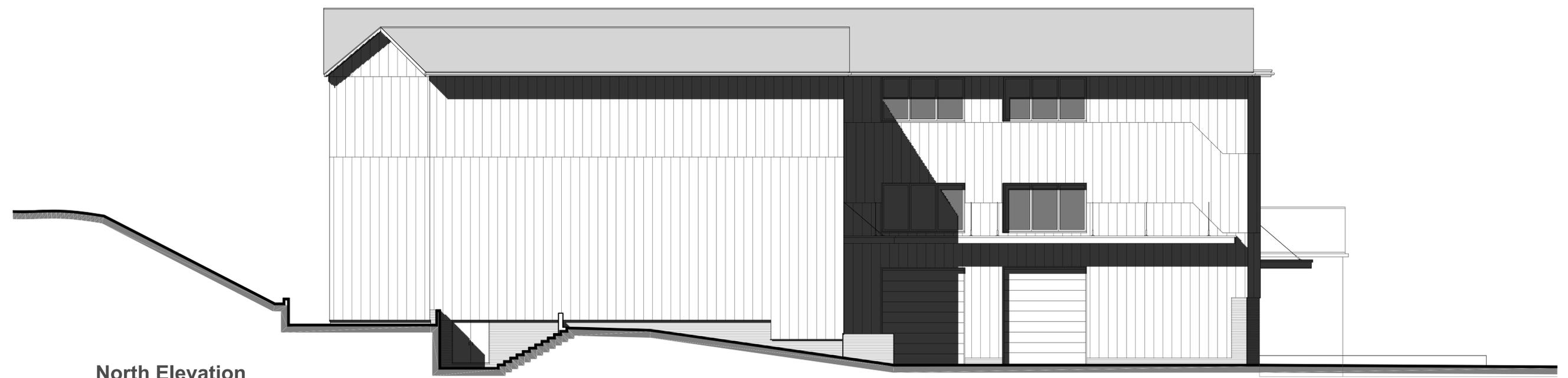
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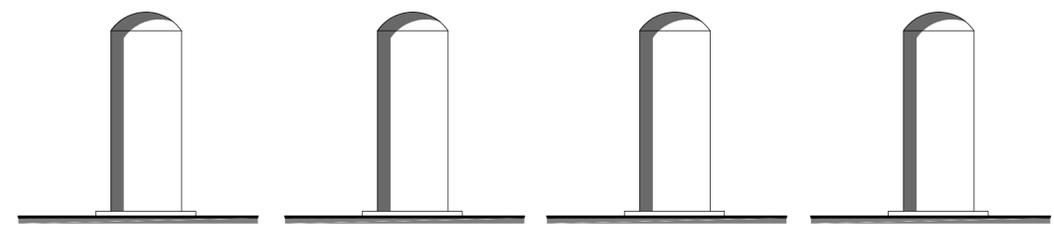


West Elevation

59



North Elevation



Proposed Silo's (Scale 1:200)

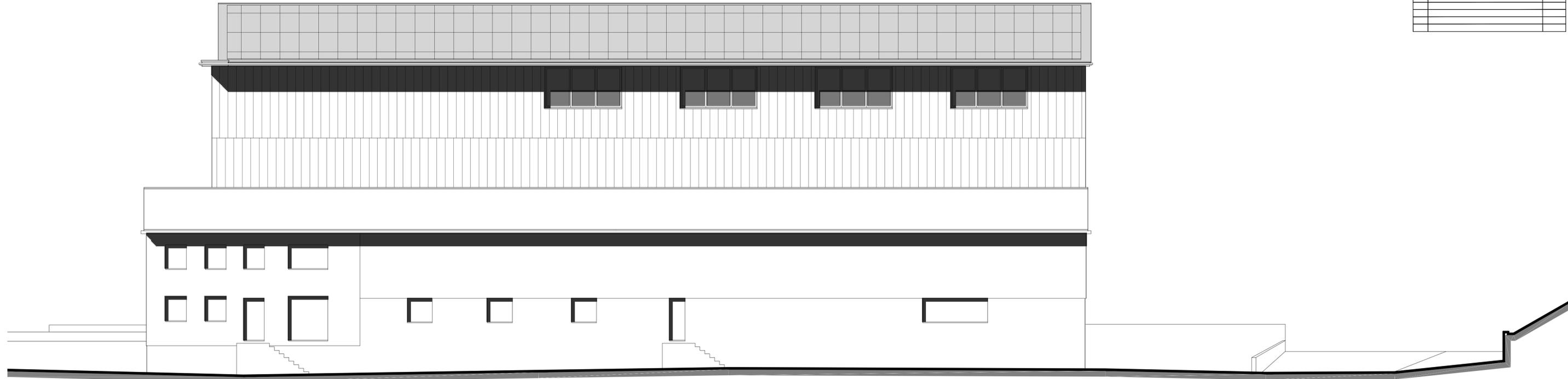
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 CLIENT Intersurgical
 JOB Ready Power Site, Intersurgical, Wokingham, RG41 2QP
 DRG SECTION ELEVATIONS 1 of 2
 SCALE 1:100/200 DRAWN P Bonney DATE Sept 2018 3485/205

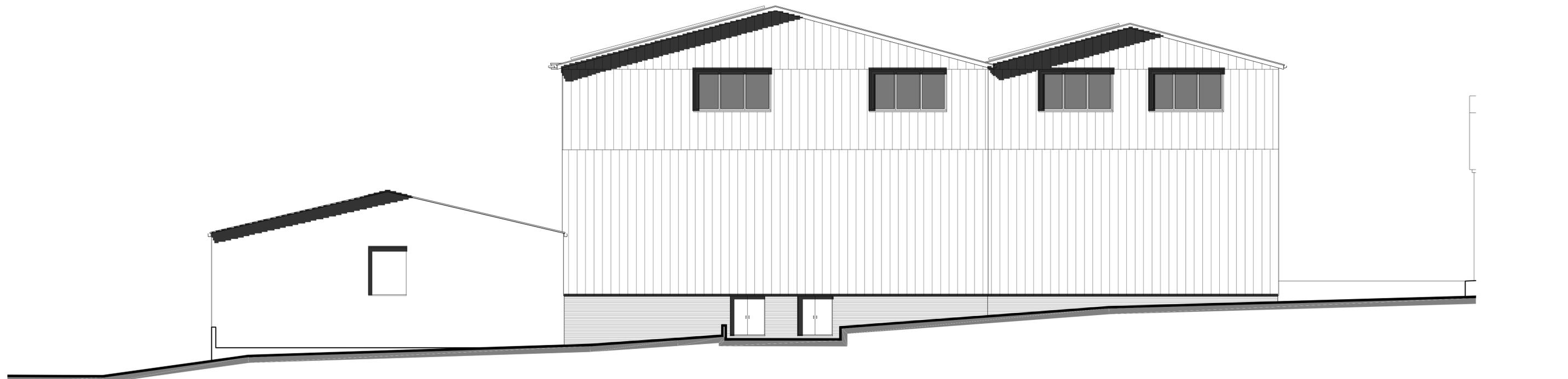
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Rev	Description	Date



South Elevation

61



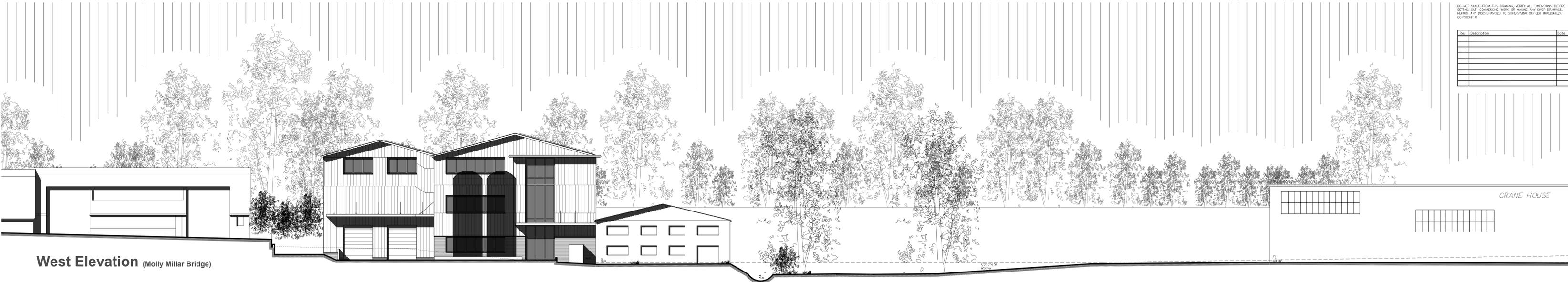
East Elevation

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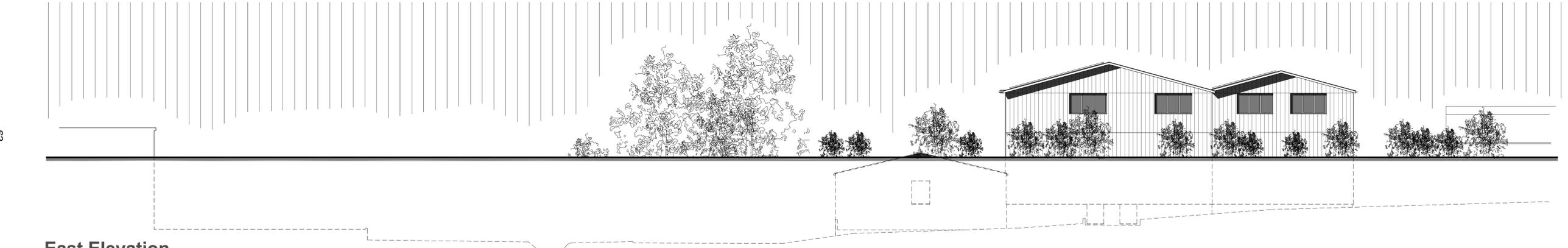
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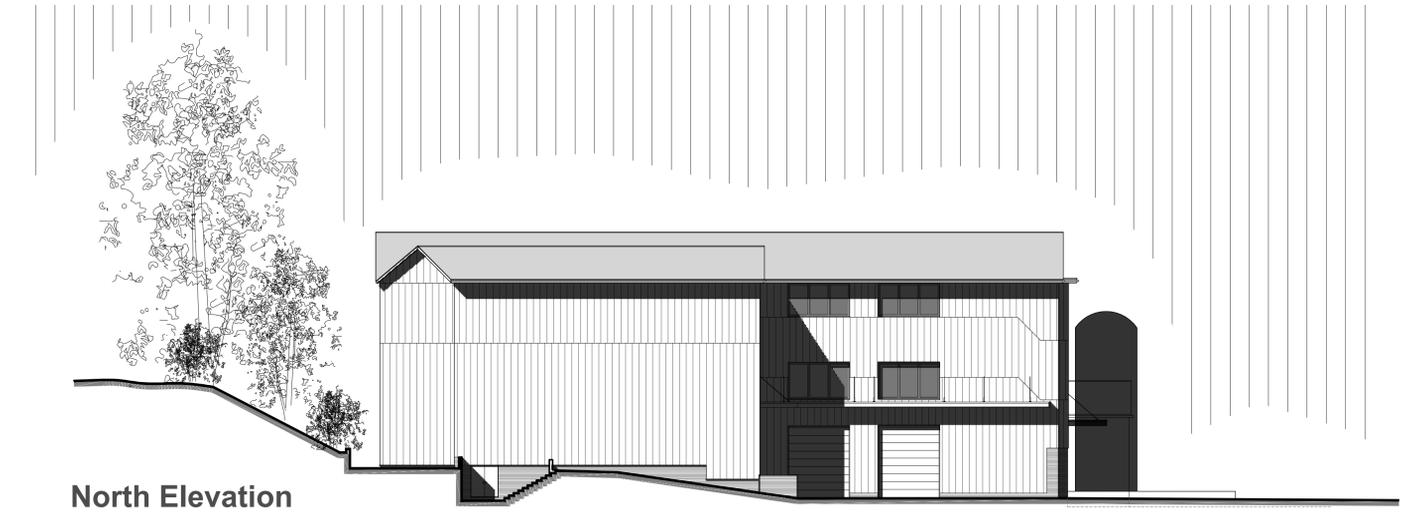
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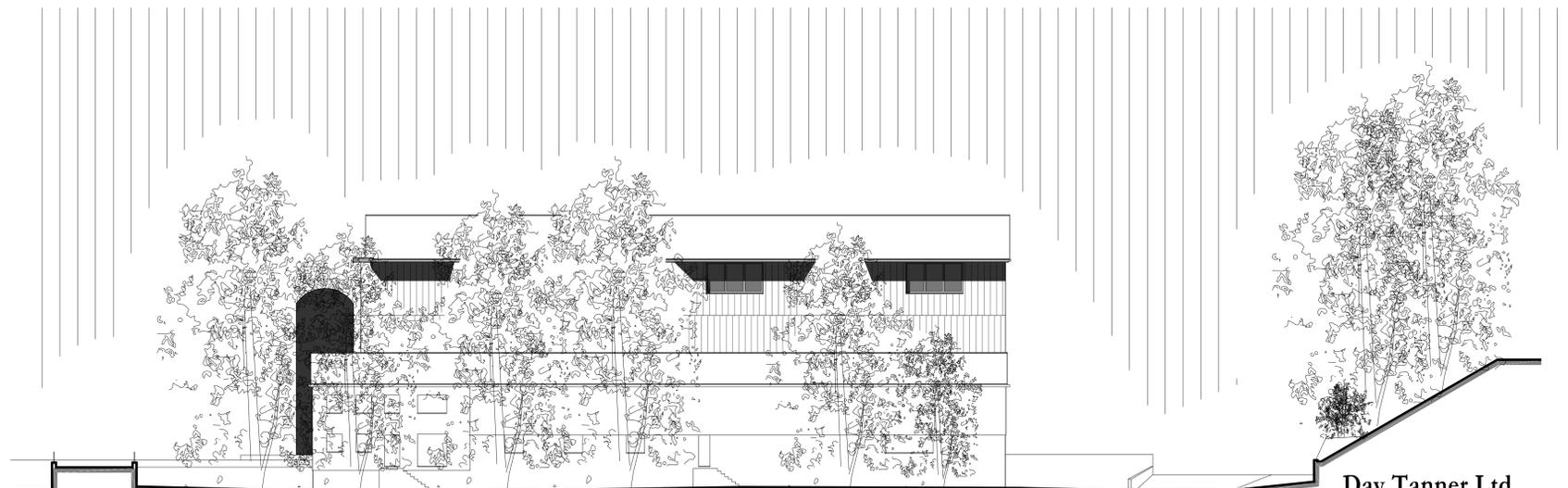
West Elevation (Molly Millar Bridge)



East Elevation



North Elevation



South Elevation

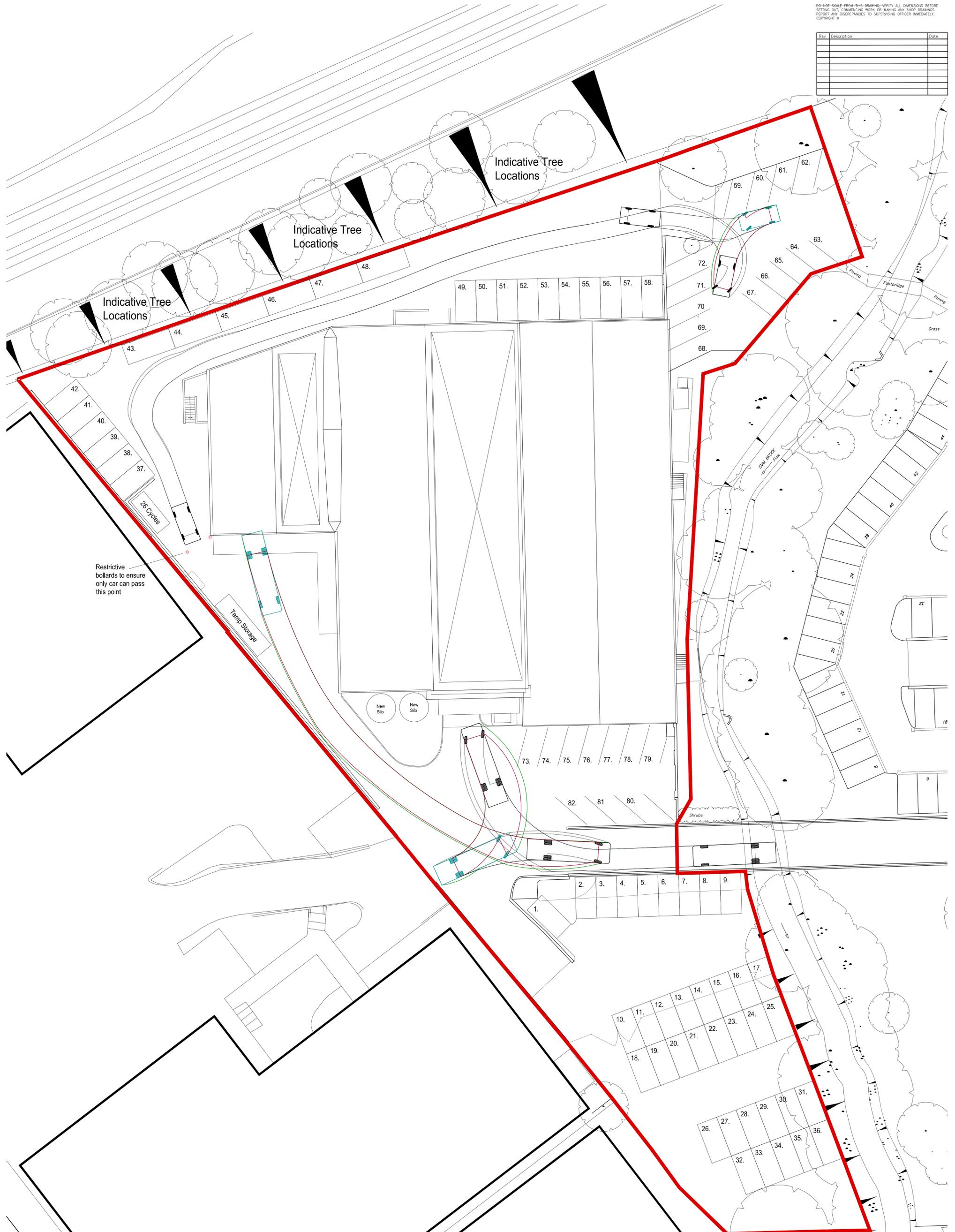
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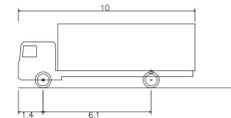
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DRG STREET SCENE ELEVATIONS
SCALE 1:200 @ A1 DRAWN P Bonney DATE Sept 2018 3485/207

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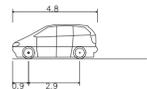
Rev	Description	Date



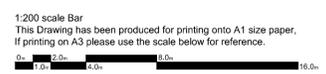
Ground Floor Plan



FTA Design HG Rigid Vehicle (1998)
 Overall Length 10,000m
 Overall Width 2,500m
 Overall Body Height 3,645m
 Min Body Ground Clearance 0,440m
 Track Width 2,470m
 Lock to lock time 3,00s
 Kerb to Kerb Turning Radius 11,000m



Standard Design Vehicle (SDV)
 Overall Length 4,800m
 Overall Width 2,000m
 Overall Body Height 1,950m
 Min Body Ground Clearance 0,100m
 Track Width 2,000m
 Lock to lock time 4,00s
 Wall to Wall Turning Radius 65



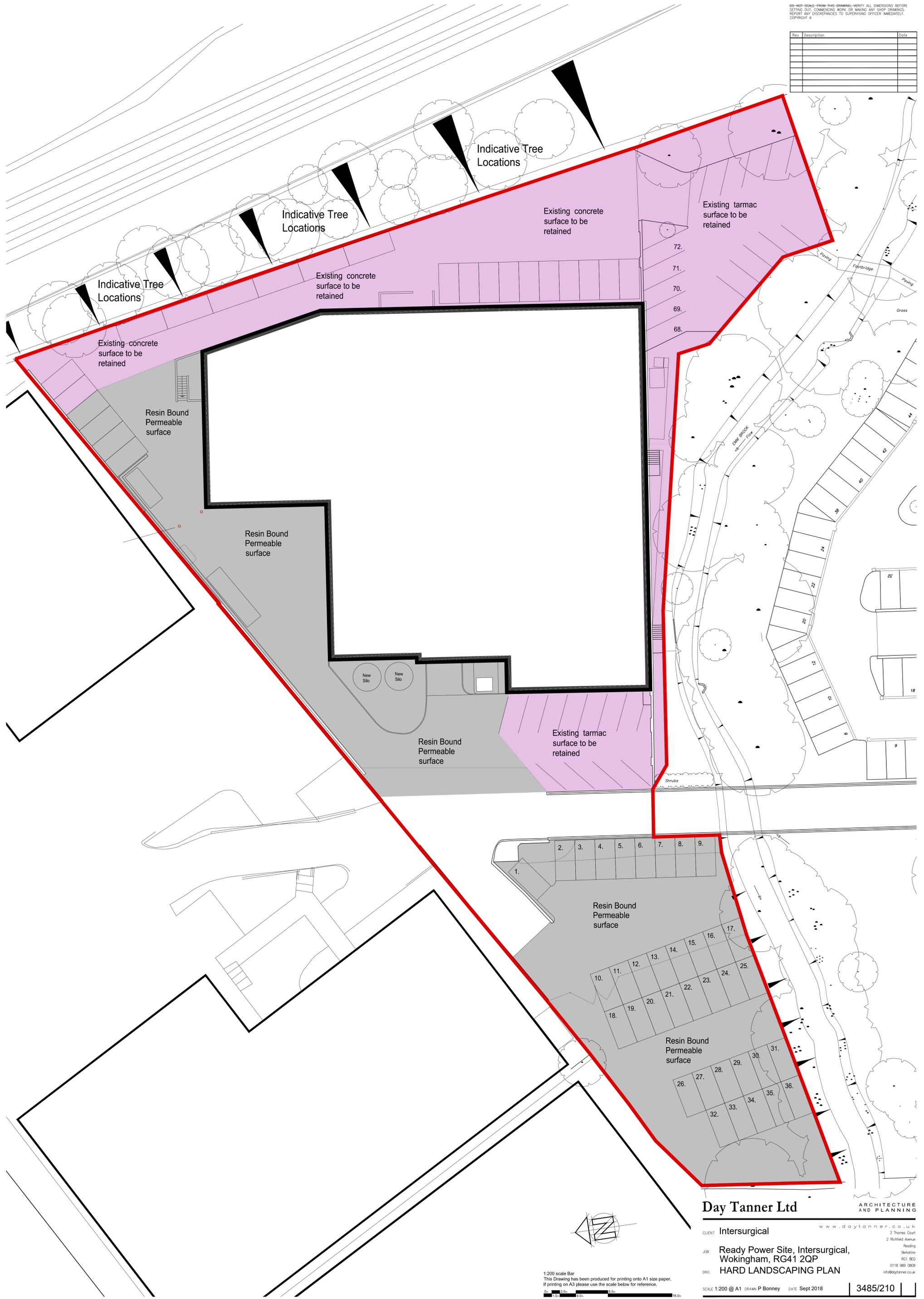
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 DRG VEHICULAR TRACKING PLAN
 SCALE 1:200 @ A1 DRAWN P Bonney DATE October 2018
 3 Thames Court, Reading, Berkshire, RG1 8EQ, 0118 989 0808, info@daytanner.co.uk
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 2 Redfield Avenue Reading Berkshire RG1 8EQ
 JOB Ready Power Site, Intersurgical, Wokingham, RG41 2QP
 DRG HARD LANDSCAPING PLAN 0118 989 0808 info@daytanner.co.uk
 SCALE 1:200 @ A1 DRAWN P Bonney DATE Sept 2018 3485/210

1:200 scale Bar
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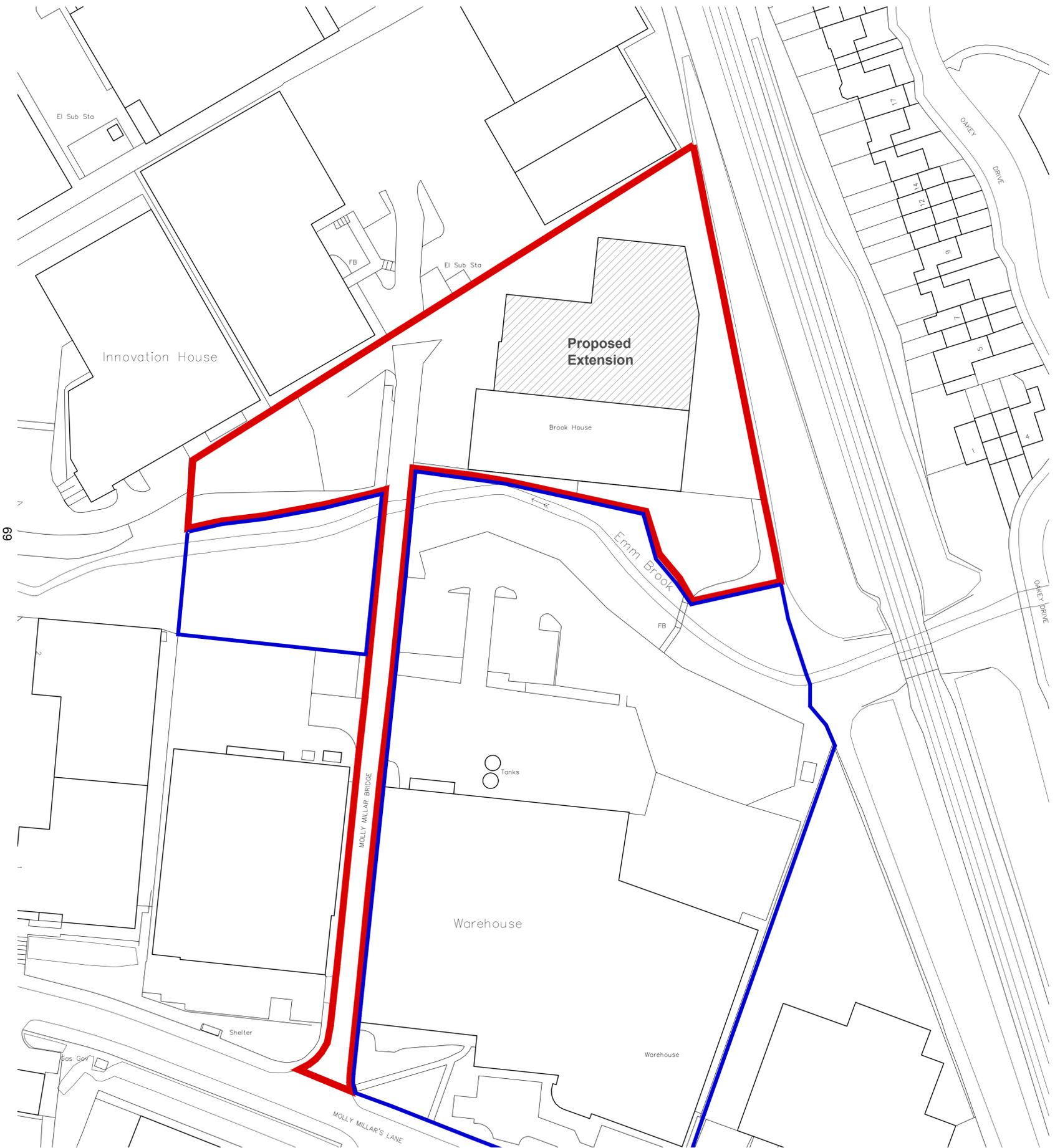
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Site Plan (1:500 scale)



Location Plan (1:1250 scale)



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DRG SITE & LOCATION PLANS
SCALE 1:1250/500 DRAWN P Bonney DATE October 2018 3485/211

69

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Rev	Description	Date
A	Use Class revisions	30-10-16



Ground Floor Plan

First Floor Plan

Second Floor Plan

Use Class B1 'Business' 755 m² total
 Use Class B2 'General Industrial' 360 m² total
 Use Class B8 'Special Industrial Group F' 1738 m² total
 Non use Class 'Ancillary' 359 m² total

1:200 scale Bar
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 DRG USE CLASS PLANS
 SCALE 1:100 @ A1 DRAWN P Bonney DATE Sept 2018 | 3485/216 | A

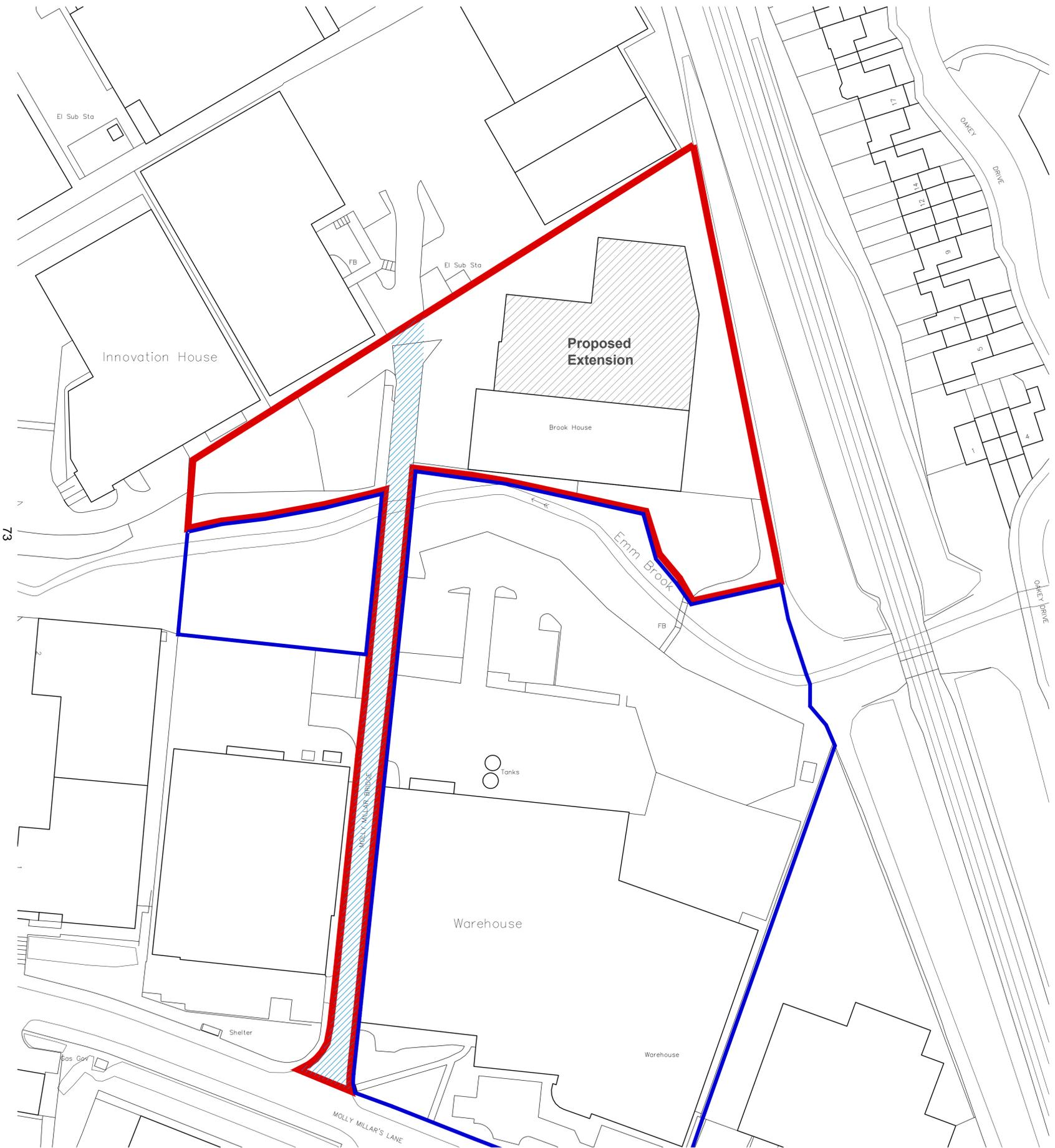
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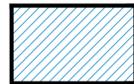
Rev	Description	Date



Site Plan (1:500 scale)



Location Plan (1:1250 scale)

 Rights of Way over site



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DRG RIGHTS OF WAY PLANS

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SCALE 1:1250/500 DRAWN P Bonney DATE October 2018 3485/217

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Agenda Item 82.

Application Number	Expiry Date	Parish	Ward
183380	3 April 2019	Woodley	Loddon;

Applicant	Ms Holly Messenger, Wokingham Housing Ltd
Site Address	The Day Centre, South Lake Crescent, Woodley RG5 3QW
Proposal	Full application for the proposed erection of 10no 3 bed semi-detached, affordable dwellings at the Former Age Concern site, South Lake Crescent
Type	Full
PS Category	1
Officer	Simon Taylor
Reasons for determination by committee	A) Major application comprising ten dwellings B) Applicant is Wokingham Housing Limited

FOR CONSIDERATION BY	Planning Committee on Wednesday 13 March 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY

The site previously operated as a day centre under the management of Age Concern, providing care and support for elderly, frail and disabled people and those with dementia in the Berkshire area. It included support facilities as well as eight bedrooms for overnight accommodation.

The existing single storey building was demolished in 2017 and the site has been fenced and unmaintained since that time. The application seeks to provide ten X two-storey semi-detached dwellings, with six dwellings as social rental housing (below market rental) and four dwellings as intermediate affordable housing (part purchase and ongoing rental). The five buildings will be arranged around the curved frontage of South Lake Crescent with separate off street tandem car parking for two vehicles for each dwelling. It follows pre application discussions in late 2018 which discussed several different housing schemes.

Two neighbour submissions were received against the proposal and Woodley Town Council oppose the development, with the main concerns being a lack of parking, traffic congestion and poor visibility as well as a perceived over development of the site.

The principle of the residential redevelopment is acceptable. The proposal also achieves a consistency and compatibility in built form and height and it responds appropriately to the site constraints. It is acceptable on ecological and landscaping grounds, subject to additional landscaping details (Conditions 7 and 8), drainage details (Condition 9) and biodiversity measures (Conditions 10 and 11). The Council's Highways Officer does not oppose the development on access, visibility and traffic generation grounds but raised concern with a lack of unallocated and visitor car parking with Condition 13 requiring the relocation of an existing parking bay elsewhere on Southlake Crescent as part of a Grampian condition.

The development will form part of the Council's forward planning for addressing an ongoing demand for affordable housing across the borough and is recommended for conditional approval.

PLANNING STATUS

- Major development location
- WBC owned land
- Flood zone 1
- Minerals consultation zone
- Non-classified road

RECOMMENDATION

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

Conditions

1) Timescale

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

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

2) Approved details

This permission is in respect of the submitted application plans and drawings numbered 5004180 122 to 5004180 128 inclusive, dated 25 September 2018 and received by the local planning authority on 10 December 2018. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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) Affordable housing details

Prior to the commencement of the development, a scheme for the provision of affordable housing is to be submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing contained in the National Planning Policy Framework (NPPF). The scheme shall include:

- a) All residential units on site for use as affordable housing.
- b) The tenure and rent levels to be agreed by the Council and comprising of six dwellings as social rent and four dwellings as intermediate shared ownership
- c) Arrangements to ensure that such provision is affordable in perpetuity

*Reason: To secure the provision of affordable housing in perpetuity.
Relevant policy: NPPF Chapter 5 and Core Strategy policy CP5.*

4) Materials/colours details

Prior to the commencement of the development, final details of the materials to be used in the construction of the external surfaces of the buildings are to be 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 is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

5) Construction method statement

Prior to the commencement of the development, including any groundworks, a Construction Method Statement is to be submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:

- a) Access and routing arrangements for larger vehicles
- b) The parking of vehicles or site operatives and visitors
- c) Loading and unloading of plant and materials
- d) Storage of plant and materials used in constructing the development
- e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- f) Wheel washing facilities
- g) Measures to control the emission of dust and dirt during construction
- h) A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In the interests of highway safety and convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 & CP6.

6) Footpath construction details

Prior to the commencement of development, full details of the construction of footways, including levels, widths, construction materials, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The footway shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the footpath is constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development.

Relevant policy: Core Strategy policies CP3 and CP6.

7) Landscaping details

Prior to the commencement of the 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 (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting native species and species attractive to pollinators, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. The southern boundary to Plots 1 and 10 is to incorporate full or intermittent hedging and boundary treatments to the street frontage are to include landscaped hedgerow.

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.

8) Tree protection details

Prior to the commencement of the development, an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 is to be submitted to and approved in writing by the local planning authority. For the avoidance of any doubt, all existing trees on the site or the Church site to the south are to be retained. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

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

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

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site

which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

9) Drainage details

Prior to the commencement of the development, surface water drainage works are to be submitted to and approved in writing by the local planning authority. The drainage details are to include such matters as:

- a) Information required about site topography, existing drainage survey information, details of land drains/watercourses, pipes and their capacities and discharge points.
- b) Adherence to the SuDS hierarchy and if proposing infiltration, evidence to support results (to BRE 365 standard or similar approved)
- c) Calculations indicating the greenfield runoff rate from the site and Control of site discharge at green field rates or better.
- d) Calculations to demonstrate that any SuDS features have been sized to cater for runoff generated by the 1 in 100 year flood event with a 40% allowance for climate change.
- e) A drainage strategy plan indicating the location/sizing of SuDS with the base of any SuDS features located at least 1m above the seasonal high water table level.
- f) Development should not increase flood risk within site or elsewhere and also show how exceeding events will be adequately catered for.
- g) Clarification needed pre and post development runoff for the entire site not just the impermeable area plus climate change consideration.
- h) Groundwater monitoring to confirm seasonal high groundwater levels. Consideration to flow controls and pollution control devices?
- i) Criteria/parameters and calculations to verify the peak discharge rates and storage volume using Micro drainage calculations or similar approved.
- j) Calculations to show how surface water runoff rates will be constrained to existing rates across all of the relevant return periods, i.e. Qbar, Q1, Q30 and Q100 with climate change.
- k) Inclusion of rainwater butts for each property

Site drainage measures are to be installed and maintained in accordance with the approved details.

Reason: To prevent increased flood risk from surface water run-off.

Relevant policy: NPPF Section 10, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

10) Boundary treatment details

None of the buildings hereby permitted shall be occupied until a plan showing the details of boundary treatments is submitted to and approved in writing by the council. It is to include hedgerow to a height of 600mm to the front boundary, a maximum fence height of 1.8m with trellis to the upper 300mm to fencing behind the rear building line and wildlife friendly gravel boards to allow animals to traverse

the site. The boundary treatments are to be installed and maintained in accordance with the approved details.

Reason: To ensure that the ecological value of the site is enhanced post development and to ensure that the external appearance is satisfactory.

Relevant policies: NPPF paragraphs 170 and 175, Core Strategy Policies CP1, CP3 and CP7 and Management Development Delivery Local Plan Policy TB21.

11) Biodiversity enhancement details

None of the buildings hereby permitted shall be occupied until details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks on and around the new buildings and native and wildlife friendly landscaping, are submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed and maintained in accordance with the approved details.

Reason: To incorporate biodiversity in and around developments.

Relevant policies: NPPF paragraph 175, Core Strategy Policy CP7 and Management Development Delivery Local Plan Policy TB21.

12) External lighting details

Prior to the commencement of the development, details of all external lighting, including location and intensity, is to be 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 protect the amenity of neighbouring residents.

Relevant policy: Core Strategy policies CP1 and CP3.

13) Off-site works

None of the buildings hereby approved shall be occupied until the off-site works, comprising of the construction of an indented parking bay within Southlake Crescent and opposite the site are constructed in accordance with the approved plan numbered 5004180 RDG XX ST XX A 0130, dated 26 February 2019.

Reason: In the interests of highway safety and convenience.

Relevant policy: Core Strategy policies CP3 and CP6.

14) Bin storage

None of the buildings hereby permitted shall be occupied until the respective bin storage areas have been provided in full accordance with the approved details. The bin storage areas shall be permanently so-retained and used for no purpose other than the temporary storage of refuse, recyclable and green/compostable materials.

Reason: In the interests of visual and neighbouring amenities and functional development.

Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.

15) Cycle parking

None of the buildings hereby permitted shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawings. The cycle storage shall be permanently so-retained for 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 9 and Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy CC07.

16) Car parking

None of the buildings hereby permitted shall be occupied until the vehicle parking has been provided in accordance with the approved plans. The spaces 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.

17) Visibility splays

None of the buildings hereby permitted shall be occupied until vehicular access has been formed and provided with visibility splays of 2.0m by 2.0m at the intersection of the driveway and the adjacent footway. Note: Dimensions are to be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

Reason: In the interests of highway safety and convenience.

Relevant policy: Core Strategy policies CP3 and CP6.

18) Vehicular access

None of the buildings hereby permitted shall be occupied until each of the vehicular accesses have been constructed in accordance with the approved plan 5004180 0128 and surfaced with a permeable and bonded material across the entire width of the access for a distance of 5.0m measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway in the interests of road safety.

Relevant policy: Core Strategy policy CP6.

19) Permeable surfacing

The hard surfacing hereby permitted, including the vehicular access, shall be constructed from porous materials or provision shall be made to direct water run-off

from the hard surface to a permeable or porous area within the curtilage of the development, and the hard surfacing shall thereafter be so-maintained.

Reason: To prevent increased flood risk from surface water run-off.

Relevant policy: NPPF Section 14 and Managing Development Delivery Local Plan policies CC09 and CC10

20) Existing access to be stopped up

The existing vehicular accesses to the site shall be stopped up and abandoned (where not forming part of any new access) and the footway and/or verge crossings are to be re-instated within one month of the completion of the new accesses.

Reason: In the interests of highway safety and convenience.

Relevant policy: Core Strategy policies CP3 and CP6

21) Obscure glazing

The staircase/landing window in the side elevation of the each of the buildings hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties.

Relevant policy: Core Strategy policy CP3.

22) Hours of work/deliveries

No work relating to the development hereby approved, including removal of rubble or fill, preparation prior to building operations and deliveries and vehicle movements associated with the development 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.

23) Restriction of permitted development rights

Notwithstanding the provisions of Classes A-E of Part 1 of the Second Schedule 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 buildings, outbuildings, swimming pools or extensions/enlargements of existing buildings, including any additional windows or similar openings in the first floor level or above of the side elevations of all buildings), shall be carried out without the express permission in writing of the local planning authority.

*Reason: To safeguard the character of the area and neighbouring amenities.
Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development
Delivery Local Plan policy TB21.*

Informatives

1) Pre commencement conditions

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) Access construction

The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

3) Changes to the approved plans

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

4) Protected species

This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

5) Discussion

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 undertaking a full pre-application.

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.

App No.	Description	Decision/Date
B/10/1695	Landscaping, garages and parking	Approved 10 November 1965
O/66/1969	Old persons day centre (outline)	Approved 15 May 1969
380/71	Old persons day centre	Approved 15 April 1971
787/72		Approved 11 May 1972
24313	Single storey extensions	Approved 4 October 1985
39383	Infill of building to form store room	Approved 13 May 1992
F/1995/63097	Single storey extension to storage room	Approved 18 January 1996
F/1998/66934	Erection of 6 bedroom unit for respite and hospital discharge care	Approved 25 June 1998
F/2001/4054	Single storey extensions and alterations to day centre.	Approved 11 July 2001
F/2001/5555	Amendment to consent 2001/4054	Approved 20 February 2002
F/2005/5565	CoU of part of day centre (D1) to rooms for overnight stays (C2)	Approved 3 October 2005
F/2013/0421	Single storey side extension to form office space	Approved 25 July 2013

SUMMARY INFORMATION	
Site Area	2,570m ²
Existing use/units	Vacant (previously used as a day centre for older people, including eight overnight dementia care rooms)
Existing parking spaces	Nil (previously 13 car spaces and four larger vehicle spaces) plus two on street parking bays
Proposed units	10 dwellings (10 x 3-bedroom)
Proposed parking spaces	20 spaces (two per dwelling) with two on street parking bays lost (Note: Refer to Condition 13)
Proposed density	39 dwellings per hectare
Number of affordable units	10 social and intermediate dwellings (100%)
Proposed public open space	Nil

CONSULTATION RESPONSES	
WBC Cleaner and Greener	No objection.
WBC Drainage	No objection, subject to additional drainage details in Condition 9.
WBC Ecology	No objection, subject to details of boundary treatments and biodiversity measures. See Conditions 10 and 11 respectively.
WBC Economic Prosperity and Place	No objection, subject to meeting national space standards and building regulation M4.2. <u>Officer comment:</u> The proposal satisfies the minimum requirements and will be required to meet building regulations.
WBC Environmental Health	No objection, subject to a condition requiring a Construction Method Statement in Condition 4 and imposition of hours of work and deliveries (Condition 22).
WBC Highways	No objection on access and traffic grounds, subject to Conditions 16-21 requiring a Construction Method Statement and appropriate visibility splays. Two additional visitor spaces and one additional unallocated parking space are also required, as part of off site works in Condition 13. This is discussed further in 'Highway Access and Parking Provision'.

WBC Trees and Landscaping	No objection, subject to conditions requiring an Arboricultural Method Statement and Landscape Plan. See Conditions 7 and 8.
NHS Berkshire	No objection.
Crime Prevention Design Officer	No objection, subject to a condition requiring Safer by Design details. Officer comment: Given the scope of the application, the imposition of such a condition would not meet the tests applied in paragraph 55 of the NPPF and the required condition is not applied in this case.
SGN Gas	Gas lines dissect the site and will require relocation where relevant. This is a post consent consideration.
Thames Water	No comments received

REPRESENTATIONS	
Woodley Town Council	<p>Objections were raised on the following grounds:</p> <ul style="list-style-type: none"> • Loss of on street parking bay • Lack of parking, including visitor parking • Parking should be communal and provided at the southern end of the site <p><u>Officer comment:</u> Refer to paragraph 55 onwards and the proposed off site works required in Condition 13, which are intended to address the required parking requirements.</p> <ul style="list-style-type: none"> • Difficult and dangerous vehicular access • Lack of visibility <p><u>Officer comment:</u> The Council's Highways Officer raises no objection on access grounds, subject to splays being provided and maintained in accordance with Condition 17. Refer to 'Access and Movement'.</p> <ul style="list-style-type: none"> • Cramped over development of the site <p><u>Officer comment:</u> The scale and density of the development is appropriate, as noted in paragraph 10 onwards.</p>
Local Members	No comments received
Neighbours	<p>Submissions were received from the following properties:</p> <ol style="list-style-type: none"> 1) 11 South Lake Crescent, Woodley RG5 3QW 2) 12 South Lake Crescent, Woodley RG5 3QW 3) 12A South Lake Crescent, Woodley RG5 3QW <p>They raised the following concerns:</p> <ul style="list-style-type: none"> • Lack of parking, including visitor parking • Loss of on street parking bay

	<p><u>Officer comment:</u> Refer to paragraph 55 onwards and the proposed off site works required in Condition 13, which are intended to address the required parking requirements.</p> <ul style="list-style-type: none"> • Lack of visibility • Traffic congestion, including from church services <p><u>Officer comment:</u> The Council's Highways Officer raises no objection on access grounds, subject to splays being provided and maintained in accordance with Condition 17. Refer to 'Access and Movement'</p>
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APPLICANTS POINTS	
<ul style="list-style-type: none"> • Community consultation was overwhelmingly positive • The scale and form of the building is appropriate • Materials and building design reflect the character of the locale • There is a building of greater scale, height and density to the south • Sustainable building measures have been provided • The internal and external design is fully accessible 	

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP5	Housing mix, density and affordability
	CP6	Managing Travel Demand
	CP9	Scale and Location of Development Proposals
	CP17	Housing Delivery
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB07	Internal Space standards
TB21	Landscape Character	
Other	BDG	Borough Design Guide Supplementary Planning Documents (Section 4)
	AH SPD	Affordable Housing Supplementary Planning Document
	SDS SPD	Sustainable Design and Construction Supplementary Planning Document
	DCLG	National Internal Space Standards

PLANNING ISSUES	
Description of Development	
1. The proposal involves the following works:	

- Construction of ten x 3 bedroom dwellings for social and intermediate affordable housing across five semi-detached buildings
- Tandem car parking for two vehicles for each dwelling, with separate access driveways from Southlake Crescent
- Provision of bin storage, cycle storage, fencing and landscaping (including hedgerow) within each plot

Site Description

2. The site is at the northern end of an island on South Lake Crescent and measures 0.26 hectares in area with a curved street frontage. It is currently fenced off vacant land, comprising overgrown vegetation and some hardstanding. It was previously occupied by a single storey building dating from 1972 and most recently operated as a day centre for older people operated by Woodley Age Concern.
3. Surrounding development comprises of two storey detached and semi-detached dwellings of consistent design and size on medium sized but deep plots, all dating from a late 1940s housing scheme fronting onto South Lake Crescent. To the south (and within the same island) is Emmanuel Church (used as an area for worship and a nursery) with a 64 unit three storey aged care building and a park/playground further to the south. A large number of surrounding properties are Council owned.

Principle of Development

4. The NPPF has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. Policy CC01 of the MDD Local Plan 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.

Uses

5. The site is currently vacant with the most recent use of the site comprising of a day centre operated by Woodley Aged Concern. The day centre provided care and support for elderly, frail and disabled people and those with dementia who live in the Wokingham, Reading, West Berkshire and South Oxfordshire areas. It included care and support to people in their home and short breaks and respite day care for sufferers and carers of people with Alzheimer's and dementia. The building included bathing facilities, hairdresser, chiropody, full kitchen, charity shop, meeting and office space and eight bedrooms for overnight accommodation.
6. The demolition of the existing building was undertaken in 2017 without any formal permission to do so. The applicant advises that a prior approval application was submitted to the Council but it was not formally validated and there was no further action taken. This account is not disputed and as such, the proposal does not represent the loss of any aged care facilities.
7. The provision of ten self-contained dwellings (or 30 bedrooms replacing the eight previous bedroom spaces in the previous day centre building) represents a positive increase in accommodation within the borough and is supported.

Sustainability

8. Policies CP1 and CP6 of the Core Strategy require that development be sustainable with a reduction in the need for travel and the promotion of sustainable transport and Policy CP9 states that the scale of development must reflect the existing or proposed levels of facilities, services and accessibility in the area.
9. The site is within the settlement limits of a major development location and well connected to public transport (400m walking distance to the east) and local facilities and services (750m walking distance to the north to Woodley Town Centre). The proposal is therefore acceptable in terms of being sustainably located.

Character of the Area

General form

10. Policy CP3 of the Core Strategy states that development must be appropriate in terms of the scale, mass, layout, built form, height and character of the area and must be of high quality design. R1 of the BDG requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area whilst R11 requires a coherent street character, including in terms of scale, rhythm, proportion and height.
11. The site is at the northern end of an island that was designated as open space in the original housing scheme from the late 1940s. The construction of the Woodley Church and Hall to the south and the original Crescent House sheltered housing building (now a three storey aged care building) further to the south in the 1960s have reduced the openness of the area with the development of the subject site as a day centre following in the 1970s. The housing arranged around South Lake Crescent comprise of a large number of semi-detached dwellings, each exhibiting a consistency in total building width (8-9m) and height (two storeys), building alignment to the street and plot width (approximately 12.5m). It creates a symmetry and consistency to the area that creates a pleasing residential environment.
12. The receding site width and curved frontage imposes limitations upon the development potential of the site but the cumulative built form and character of ten dwellings/five buildings is appropriate. The density is a reasonable response to the site and does not result in a cramped appearance, the siting of the buildings takes account of and respects the surrounding pattern of development and the two storey height is an entirely reasonable outcome for the site. Overall, it does not result in any perception of over development for the site.
13. Notwithstanding this, because of the heightened sensitivity arising from the site layout and to protect neighbouring amenity, it is prudent that permitted development rights be removed for all future extensions or separate outbuildings. This is outlined in Condition 23.

Density

14. Policy CP5 of the Core Strategy and Policy TB05 of the MDD Local Plan require an appropriate dwelling density and R10 of the BDG seeks to ensure that the development achieves an appropriate density in relation to local character.

15. The development has a density of 39 dwellings per hectare, which exceeds the density of the wider area (approximately 30 dwellings per hectare) but is less than the density of the 64 unit aged care building to the south (118 dwellings per hectare). It is, however, not inconsistent with the higher densities envisaged by paragraphs 122 and 127 of the NPPF for areas with good access to public transport and it is appropriate within a major development location. It is also acceptable in terms of adhering to the rhythm of other buildings in the street.

Relationship to neighbours

16. R2 of the BDG requires development to respond to context, including relating to neighbours, R3 and R4 require housing to relate to the existing network of streets and spaces and R7 requires a consistency in building line relative to existing buildings.

17. There is no existing building line on the inside of South Lake Crescent to take account of and the curved nature of South Lake Crescent is such that there will always be difficulties in achieving any consistency. Nonetheless, the proposal achieves a front setback of 4-8m, which is appropriate when taking account of the setbacks of existing properties on the opposite side of the street (which vary between 5.5m and 8.5m).

18. The five buildings are orientated to face the curved street frontage and they reflect and respond appropriately to the orientation and pattern of properties on the opposite side of South Lake Crescent. Because of the wider front boundary, it allows for a building separation of 4.4m-5.6m, which is in excess of that on the opposite side of the road, which is generally 3-4m. In doing so, it remains respectful of the original pattern of development.

19. The semi-detached building width is 5.5m, which is inconsistent with the predominant width of 8-9m in the surrounding street. However, the disparity is not readily apparent and does not have a sufficiently adverse impression on the streetscene, particularly when many of the properties have side extensions. On balance, there is a successful integration with the historic pattern of development within South Lake Crescent and no objection is raised.

Height

20. R9 of the BDG limits height in relation to the prevailing heights in the immediate area. In this case, the development is two storeys in height, with eaves to 5.2m and main ridge to 8.7m. The proposal fits within the prevailing height of the area, which is estimated at 5.0m and 8.6m respectively.

Parking

21. P2 of the BDG ensures that parking is provided in a manner that is compatible with the local character, which in this case is characterised by hedging to the street frontage, some low brick walls and/or open hardstanding.

22. The parking is in a tandem form and is positioned to the side of the dwelling where it does not occupy an excessive proportion of the site frontage. It is also

supplemented by additional landscaping in the front garden. As a whole, there are no concerns with any impacts upon the character of the area.

23. The additional on-street parking bays required by Condition 13 will be designed to be consistent with the existing bays that are located in various areas of South Lake Crescent. On this basis, no objection is raised.

Outbuildings

24. R20 of the BDG requires consideration of external elements including bin and cycle storage to avoid excess clutter. Bin storage and cycle storage has been appropriately located, consolidated in one area (for Plots 2, 4-7 and 9) or inconspicuously located to the rear of the proposed parking (for Plots 1, 3, 8 and 10). In doing so, there is no perceived harm to the wider character of the area and the proposal is acceptable.

Materials

25. R11 of the BDG requires that housing ensure a coherent street character, including materials and colour. Specified materials include multi red bricks, mid dark brown roof tiles, casement windows, close boarded fencing and natural coloured paving. There are no objections, subject to the incorporation of biodiversity measures within the boundary fencing as specified in Condition 10 and more specific materials details, including window detailing, in Condition 3.

Design

26. Paragraph 130 of the NPPF states that *'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.'*
27. The development includes near identical housing styles, with ground floor bay windows, front canopies and a simple front, rear and side hipped roof form. The exception is Plots 5 and 6, which do not include a bay window and incorporate a simpler canopy over the front door. Overall, the building design is acceptable and the use of a near identical design is not opposed because it reflects the consistency of the wider 1940s housing estate.
28. Photovoltaic panels are included on the rear roof plane of each of the buildings. They face inwards and are not readily apparent in the streetscene, such that no objection is raised.

Housing Policies

Dwelling Mix

29. Policy CP5 of the Core Strategy and Policy TB05 of the MDD Local Plan require an appropriate dwelling type and tenure for affordable housing schemes. The

appropriate mix for this scheme would ordinarily be 2 x 1-bedroom dwellings (20%), 6 x 2-bedroom dwellings (45%), 2 x 3-bedroom dwellings (20%) and 2 x 4-bedroom dwellings (15%).

30. The provision of only 3-bedroom dwellings is a clear departure from the above requirements. However, paragraph 4.30 of the Core Strategy states that *'depending upon the character and needs of the area, it may not be necessary to include a mix of dwellings in every residential scheme, especially smaller ones. The importance of ensuring adequate provision of affordable housing is recognised in the Audit Report'*.
31. The proposal is consistent with the predominance of original 3 bedroom dwellings on South Lake Crescent (with some 4-bedroom dwellings evident from past extensions). It is also addressing an identified a wider affordable housing need as part of the Council's affordable housing strategy. As such, no objection is raised.

Housing Affordability

32. Policy CP5 of the Core Strategy, Policy TB05 of the MDD Local Plan and the AH SPD specify an affordable housing rate of 20% for any development on 0.16 hectares or larger or five or more dwellings. The requirement for affordable housing is triggered and with the scheme at 100% affordable housing (six x social rental and 4 x intermediate shared ownership housing), it meets this requirement.
33. The social rented units are at target rent, and will be well below the 80% of market rent sought in the NPPF. WBC has 100% nomination rights at all times for these properties using their housing waiting list. Shared ownership allows the resident to purchase a minimum of 35% of the property and pay 1.5% rent of the unsold equity. They are able to purchase further equity through a process called staircasing. The Council has to approve anyone who wants to purchase a shared ownership property to ensure that it is an affordable housing product.
34. The completed dwellings will be managed by Loddon Homes on a 125 year lease. Loddon Homes are a registered provider with Homes England and are a sister company of Wokingham Housing Limited, which is wholly owned by the Council. Council will be the freeholder and Loddon Homes the leaseholder.
35. The affordable housing dwellings are to be built to Homes and Communities Agency Design and Quality Standards, building regulation M4.2 (Access to and Use of Buildings). They also satisfy the minimum floor area standards in the Technical Housing Standards.
36. The delivery of this affordable housing forms part of Condition 3 and as Wokingham Housing Limited is a subsidiary of the Council, there is no requirement for a legal agreement.

Accessibility

37. Policy CP2 of the Core Strategy seeks to ensure that new development contributes to the provision of sustainable and inclusive communities, including for aged persons and the disabled. The architectural plans have been drawn to show

accessibility compliance or easy adaptability where relevant. It is acceptable on this basis.

Building Amenity

Internal Amenity

38. Policy TB07 of the MDD Local Plan and R17 of the BDG require adequate internal space to ensure the layout and size achieves good internal amenity. In accordance with the Technical Housing Standards – nationally described space standard, a minimum standard of 93m² for 3 bed dwellings. With an internal floor area of 110m², all of the dwellings accord with the above requirements.
39. Main bedrooms should also have a minimum area of 11.5m² and secondary bedrooms should have an area of at least 7.5m². Living spaces within each dwelling should be provided with a minimum of 31m² and there should also be separate provision for general storage. Within each dwelling, there are two double bedrooms and a single bedroom, all of which meet the minimum standards. There are also two living areas with a total area of 35m² and provision for storage under the staircase. In this respect, the proposal is acceptable.

Outdoor Amenity

40. R16 of the BDG requires a minimum depth of 11m for rear gardens and a 1m setback from the site boundary to allow access thereto. It should receive direct sunlight and be capable of accommodating play, clothes drying and storage.
41. Due to the shape of the site and the siting of the dwellings, the rear gardens are not of a typical dimension, with Plots 3-8 reducing to a width of 2.2m-2.4m at the rear. Notwithstanding this, each of the plots accords with the 11m requirement:

House	Depth	Width	Rear Area	Total Area	Complies
1	12m	8.9m	106m ²	133m ²	Yes
2	12m	7.1m	85m ²	85m ²	Yes
3	7m-11.4m	2.2m-10m	71m ²	80m ²	Yes
4	4.5m-11.4m	2.4m-7.8m	55m ²	60m ²	Yes
5	3.5m-13.1m	2.3m-7.3m	51m ²	60m ²	Yes
6	3.5m-13.1m	2.3m-7.3m	51m ²	60m ²	Yes
7	4.5m-11.4m	2.4m-7.8m	55m ²	60m ²	Yes
8	7m-11.5m	2.2m-10m	71m ²	80m ²	Yes
9	12m	7.1m	85m ²	85m ²	Yes
10	12m	8.9m	106m ²	133m ²	Yes

42. The very rear of the gardens for Plots 3-8 are largely unusable for general use but have instead been utilised for compost and cycle storage sheds, which is an effective use of the space. The overall area of the rear gardens is generally acceptable, with more than 50m² and up to 71m², which is sufficient for the 3-bed/5-person dwellings, particularly when the internal floor area standards are satisfied. Plots 3 and 8 are also supplemented by 19m² side garden areas. On this basis, no objection is raised.
43. Access to the rear amenity space is provided to all properties.

Neighbour Amenity

Overlooking

44. R15 of the BDG requires the retention of reasonable levels of visual privacy to habitable rooms, with separation of 22m to the rear and 10m to the street.
45. The dwellings are sited in a manner whereby there is no actual numerical departure from R15. There is a minimum of 20m to the streetfront and within the development itself. For instance, there is 24m rear to rear separation between Plots 1/2 and 9/10, a minimum of 26m between Plots 3/4 and 9/10 and between Plots 7/8 and 1/2. In this respect, no objection is raised.
46. There is a degree of overlooking of rear garden spaces from and between the first floor of Plots 3-8, which is a direct result of the curved frontage and density of the site. However, it is noted that there is no actual departure from a numerical standard or guideline.
47. On balance, the extent of overlooking is acceptable given that it will be from two first floor bedroom windows only (with these spaces being occupied less than the main living areas on the ground floor) and it is mutual and the same across Plots 3-8. The window openings are limited to 1.3m² in area (which is modest and not oversized) and the extent of overlooking is not significantly different from what would occur across side and rear boundaries within a higher density development within a standard rectangular housing subdivision.
48. R23 of the BDG notes that the side walls should not contain windows. There are ground floor side windows for the dining room and main entrance hall but these will be screened by the boundary fencing. At first floor, a staircase window will be obscure glazed by Condition 21. Permitted development restrictions also prevent any additional side windows within the first floor in Condition 23.

Sunlight and Daylight

49. R18 of the BDG aims to protect sunlight and daylight to existing and new properties, with no material impact on levels of daylight in the habitable rooms of adjoining properties. Habitable windows of adjoining properties must not be obstructed by a 25 degree angle and two storey extensions must not obstruct a 45 degree line back towards a habitable window of the adjoining property.
50. The siting of the dwellings and the absence of any immediate residential neighbours is such that the proposal complies with the above requirements, both in terms of any impact to existing surrounding properties and within the dwellings within the property. The level of direct solar access to each dwellings is acceptable, with morning and afternoon sunlight provided to the front and rear elevations of Plots 1-2, 9 and 10 and sunlight through most of the day to the rear elevation of Plots 3-8.

Overbearing and Sense of Enclosure

51. R16 of the BDG requires separation distances of 1.0m to the side boundary and 11m to rear boundaries. The dwellings meet the 11m standard and achieve generous side setbacks of not less than 1.7m and building separation of at least

4.5m within the development. The only adjoining neighbour is the Church to the south where a 3.3m setback provided. Accordingly, there is no perception of enclosure and no objection is raised.

Light Spillage

52. There are no in principle objections on the grounds of light spill, with adequate separation and appropriate car parking locations preventing headlight glare to habitable spaces. Notwithstanding this, given the proximity of the rear gardens, full external lighting details are required by Condition 12.

Noise Disturbance

53. Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact.

54. There are no perceived issues with noise disturbance to existing surrounding properties. Within the development, rooms have been grouped along the common walls of the semi-detached building such that no noise transfer concerns are raised. The proposal will also be subject to appropriate noise treatments along common walls as part of according with the building regulations. As such, there are no perceived acoustic concerns.

Access and Movement

Car Parking

55. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards. Each of the dwellings has five habitable rooms/three bedrooms, which equates to a requirement for two spaces per dwelling in addition to one unallocated space and two visitor spaces within the site.

56. Each of the dwellings has two uncovered tandem car spaces to the side of the dwelling, which satisfies the allocated private parking requirements. They also meet the minimum dimensions of 2.5m x 5.0m (or 10m for a tandem space).

57. There is no provision for the unallocated or visitor parking spaces, resulting in a total shortfall of three spaces. The Council's Highways Officer raises concern and this is a view shared by Woodley Town Council and in neighbour submissions. These submissions have raised also raised concern with congestion and restricted access because of the limited road width in Southlake Crescent and this is exacerbated when the church and hall on the site to the south are in use.

58. The proposal will also include the loss of two on street indented parking bays on the western side of the site, which arises because a 2m wide pedestrian footpath around the perimeter of the site is proposed where none previously existed. This is at the request of the Council's Highways Officer and will provide safe pedestrian access to the dwellings and along the inside of South Lake Crescent. The loss of these bays is unavoidable and their relocation elsewhere within the property frontage is unrealistic because it would unreasonably restrict the development potential of the site and create an indirect pedestrian footpath route.

59. There are no on street parking restrictions and there is ample space for on street parking. Indeed, the site enjoys a 130m street frontage, which would allow for the parking of in excess of ten vehicles, even when accounting for the proposed driveway accesses and other impediments. However, the 4.8m-5.5m width of South Lake Crescent leads to some tight passing areas (particularly for refuse and emergency vehicles) and this could feasibly result in people parking on the proposed footpath, which is to be discouraged.
60. On this basis, Condition 13 requires the establishment of an 18m long indented parking bay on the eastern side of South Lake Crescent via a Grampian condition. It is achievable because the road is in the Council's ownership. The bay would be capable of accommodating three vehicles and is consistent with the other bays interspersed across South Lake Crescent and would allow for additional width to the carriageway. They would need to be constructed prior to the commencement of the development and would remain available for use by any vehicle and not for exclusive use of the development. Whilst this is not strictly satisfying the requirement for on-site unallocated and visitor parking, it is argued that with Condition 13, any additional parking can be adequately and safely accommodated within the surrounding street and there is no requirement for additional unallocated and visitor parking to be provided on site.
61. This approach is entirely consistent with Section 8.3.23 of the Manual for Streets, which states that '*in town centres and other locations with good accessibility by non-car modes, and where on-street parking is controlled, it is often appropriate to omit visitor car-parking spaces*'. On this point, the site is well serviced by public transport and is in walking distance of numerous retail services and facilities. This is likely to lead to reduced demand for unallocated or visitor parking.
62. Resident submissions refer to the impact of overflow parking during peak periods of the Emmanuel Church on the adjoining property to the south. The church and hall are in regular use throughout the week, including Thursday and Sunday services, morning playgroups, youth and adult activities and general hire. On most occasions, the existing church car park can accommodate the patronage but occasionally, it is assumed from these submissions that it would spill onto South Lake Crescent. However, the traffic and parking generation of the proposed residential development is low and the instances where there will be conflict with overflow from the church and hall is also likely to be low. Accordingly, there are no objections raised on these grounds.

Cycle Parking

63. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum cycle parking standards and P2 and P3 of the BDG ensure that it is conveniently located, secure and undercover and provided where it is compatible in the streetscene. Cycle storage sheds are included at the side or rear of each property and these are capable of accommodating at least two bikes each. Unimpeded and convenient access is achievable and the proposal is acceptable in terms of the above policies and guidelines.

Traffic Generation

64. Council's Highways Officer raises no objection on traffic generation grounds although a Construction Method Statement is required by Condition 4 to ensure construction activities are properly managed. Whilst the site is currently vacant, the trip rates of the residential use are comparable with the care use and there are no objections on traffic generation grounds.

Access

65. P3 of the BDG notes that parking spaces should be safe and convenient and sited to retain adequate levels of safety. There are no objections to the reliance upon tandem parking and vehicles reversing onto South Lake Crescent because traffic flows are low. To reduce conflict with passing pedestrians, landscaping within the front garden is to have a mature height that is no higher than 0.6m in a splayed area of 2m x 2m either side of the driveway entrance. There is a small departure within Plots 4 7, with the dwellings themselves encroaching to the 2m depth by approximately 200mm-300mm although the Council's Highways Officer does not raise objection on safety grounds as sightlines are not adversely compromised. These splays will also open up adequate visibility sightlines to passing traffic thereby minimising conflict with on street traffic as well. This is noted in Condition 17.

66. The design of the front garden allows for separated pedestrian and vehicular access, which is supported.

67. The driveway is conditioned to have a bonded surface for the first 5m as per Condition 18 and a 2m wide footway has been shown on the plans. Its construction is at the developer's expense and as per additional details to be submitted in Condition 6.

Flooding and Drainage

68. Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding and Policy CC10 requires sustainable drainage methods and the minimisation of surface water flow.

69. The site is located within Flood Zone 1 and there are no flood risk concerns with the vulnerability of the use nor any in-principle objections to the provision of on-site drainage. It remains subject to the submission of additional drainage details at Condition 9.

70. R23 of the BDG notes that parking spaces must be paved with permeable surfaces to avoid any increase in surface water run-off and should include for soft landscaping. This is noted in Condition 19.

Landscaping and Trees

71. Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character. R14 of the BDG permits well-designed hard and soft landscaping that complements housing.

72. The southern end of Southlake Crescent is surrounded with native hedgerow containing Hornbeam, Elder, Cherry, Ivy and Bramble and there are Plum and Cherry trees adjacent to the road. These landscape features are a positive and attractive element of the wider landscape and provide a benchmark for new landscape proposals.
73. The pre application advice requested arboricultural and landscaping information but none has been submitted as part of the planning application. This is not entirely unreasonable given the lack of any landscaping across the wider site. However, a large number of trees and boundary vegetation were removed as part of the demolition of the site and there are trees and bushes along part of the southern boundary that are material to the development and provide visual amenity of the church. Their ownership status remains unclear given the lack of supporting information and the Design and Access Statement suggests that a number of trees are to be proposed for removal 'for good arboricultural practice'. On the contrary, their removal appears undesirable and likely to be unnecessary given the generous 3.3m setback of the buildings on Plots 1 and 10. They are instead required to be retained and protected during construction by Condition 8.
74. Post construction enhancement is also required to compensate for the loss of vegetation that was removed. It is to include native planting wherever possible and species attractive to pollinators as well as intermittent hedging to the southern boundary, which is far more preferable than timber fencing. This is noted in Condition 7.

Environmental Health

75. There is no known contamination of the site. The provision of a Construction Method Statement aims to minimise disruption during the construction phase, as required in Condition 4.

Ecology

76. Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network. Paragraph 175 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.
77. The site is not located within habitat where bat roosts have previously been found and the demolished building did not appear to have features likely to be used by roosting bats. Close boarded boundary fencing is to have gaps at the base of the fences to allow mammals (such as hedgehogs) to continue to traverse through the site. Biodiversity enhancements are also required. Subject to these two requirements in Conditions 9 and 10, there are no objections on ecological grounds.

Sustainable Design and Construction

78. Policy CC04 of the MDD Local Plan and the Sustainable Design and Construction SPD require sustainable design and conservation and R21 of the Borough Design Guide BDG requires that new development contribute to environmental sustainability and the mitigation of climate change.

79. The Design and Access Statement refers to the use of rainwater butts, low fill baths, shower restrictors, A+ rated appliances, permeable paving and LED energy efficient lighting. Photovoltaic panels are also located on the rear roof plane of each dwelling. These aspects of the development will form part of the requirement for meeting the relevant Building Regulations, and on this basis, it is acceptable.
80. Policy CC05 of the MDD Local Plan encourages renewable energy and decentralised energy networks, including a minimum 10% reduction in carbon emissions for developments of 10+ dwellings. With the development limited to ten dwellings, this requirement is not triggered.

Boundary Treatments

81. R12 states that boundary treatments contribute positively to the character of the area.
82. The plans show hedgerow to the front and side boundaries with a 1.8m high close boarded fence to the rear to delineate each plot. The Design and Access Statement is conflicting by referring to a 1.2m high timber fence along the front boundary and 2.0m fencing to the rear.
83. The streetscene is heavily characterised by hedgerow with some low brick fencing and some open frontages, although the latter is mostly for car parking access. Given the inconsistency in the submitted information, the strong preference is for hedgerow to the front boundary, as shown on the plans, discussed further in paragraphs 73-74 and outlined in Conditions 7 and 10. In doing so, it will complement the streetscene and is acceptable.
84. The provision of 1.8m high fencing to the narrow areas of the garden at the rear would have undesirable outcomes in terms of access to sunlight and damp. As such, Condition 10 specifies a trellis to the upper 300mm of the fence.

Waste Storage

85. Policy CC04 of the MDD Local Plan requires adequate internal and external storage for the segregation of waste and recycling. Bin storage has been shown in the side and rear gardens, with additional provision for compost. No objection is raised although Condition 14 refers to their implementation prior to occupation.

Employment Skills Plan

86. Policy TB12 of the MDD Local Plan requires an employment skills plan (ESP) for major development. However, in this case, because of the scale of development and as it relates to a Council application, an ESP is not sought.

Community Infrastructure Levy

87. The application is not liable for CIL payments on the basis that it involves the provision of 100% affordable housing.

CONCLUSION

The proposal will contribute towards addressing an ongoing need for affordable housing in the borough and it is achieved in a manner that is compatible with the surrounding built form and character and in terms of density and built form for the site. It is recommended for approval, subject to conditions relating to additional on street parking bays, landscaping enhancement, tree protection, biodiversity measures, drainage, materials, construction management, external lighting and footpath construction.

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PLANNING REF : 183380
PROPERTY ADDRESS : The Oakwood Centre
: Headley Road, Woodley, Wokingham
: RG5 4JZ
SUBMITTED BY : Woodley Town Council
DATE SUBMITTED : 30/01/2019

COMMENTS:

Two residents were present at the meeting to voice concerns about this application.

The Committee considered the proposal and recommended that the application be refused on the following grounds:

Cars from the existing properties already park around the tightly curved section of this narrow road, which will make the access to and from the proposed plots 2 to 9 difficult and dangerous.

Poor visibility for vehicles exiting the driveways of plots 2 to 9 will be dangerous.

Existing recessed parking bays will be lost.

Existing parking problems will be exacerbated, causing additional problems for delivery vehicles and visitors.

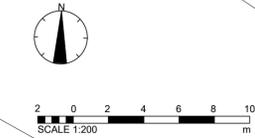
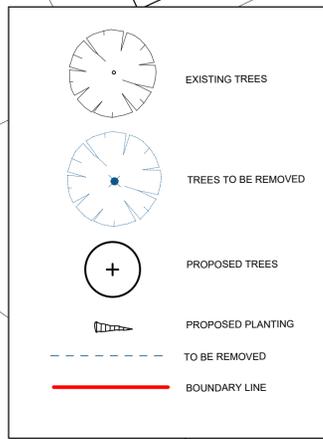
No visitor parking is proposed for the new dwellings.

It should be noted that parking problems are exacerbated by events held at the adjacent church.

The proposed development is very cramped and is an overdevelopment of the site.

The Committee recommended that the number of proposed new dwellings should be reduced and onsite communal parking should be provided for residents and visitors of the new properties, with vehicular access being adjacent to the church, rather than on the bend in the road.

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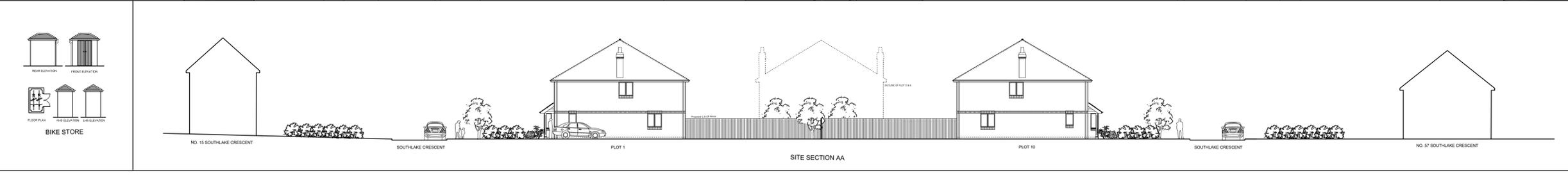
Wokingham Housing

IN ASSOCIATION WITH:

PROJECT:
**FORMER AGE CONCERN SITE
 SOUTH LAKE CRESCENT
 WOODLEY, RG5 3QW**

TITLE:
**RESIDENTIAL DEVELOPMENT
 PROPOSED SITE PLAN
 SITE SECTION**

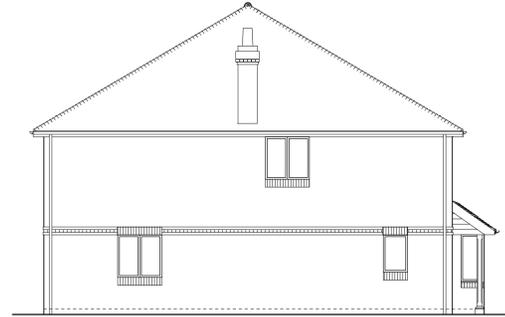
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PLANNING							
DRAWING No:							
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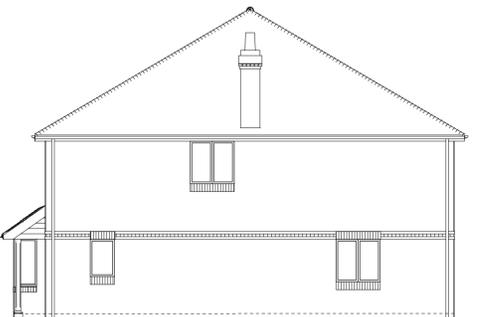
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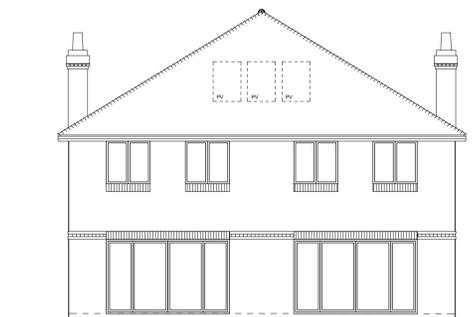
PLOT 2 PLOT 1
FRONT ELEVATION



PLOT 2
LHS ELEVATION



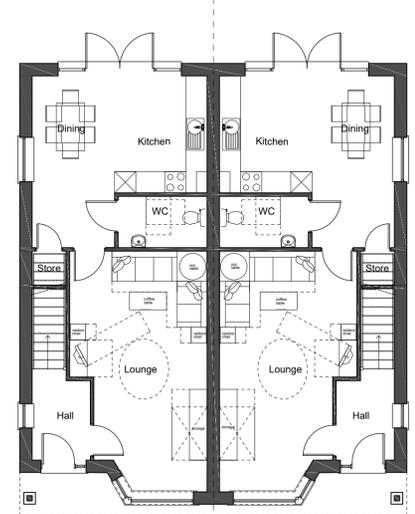
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RHS ELEVATION



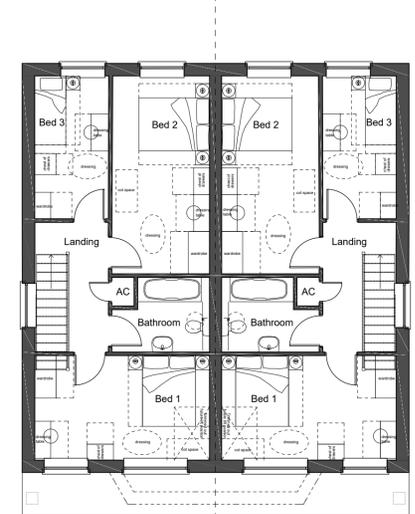
PLOT 1 PLOT 2
REAR ELEVATION

PROPOSED MATERIALS

WALLS	- BRICKS MULTI RED
ROOF	- PLAIN ROOF TILES, MID DARK BROWN
WINDOWS	- CASEMENTS
DOORS	- COLOUR TO BE CONFIRMED
BOUNDARY TREATMENT	- 1.8M CB FENCE
PRIVATE DRIVEWAY	- PERMEABLE TEGULAR PAVING NATURAL



PLOT 2 PLOT 1
GROUND FLOOR



PLOT 2 PLOT 1
SECOND FLOOR

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CLIENT:

Wokingham
Housing

IN ASSOCIATION WITH:

PROJECT:
FORMER AGE CONCERN SITE
SOUTH LAKE CRESCENT
WOODLEY, RG5 3QW

TITLE:
RESIDENTIAL DEVELOPMENT
PLANS & ELEVATIONS
PLOTS 1 & 2

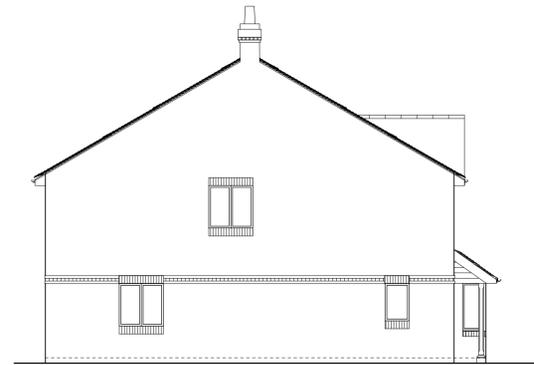
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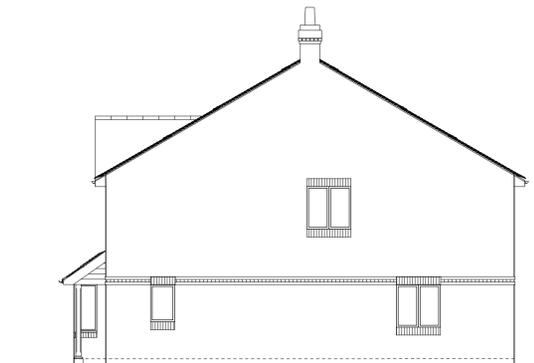
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PLOT 4 PLOT 3
FRONT ELEVATION

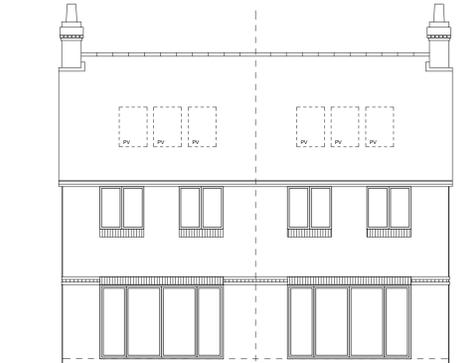


PLOT 4
LHS ELEVATION

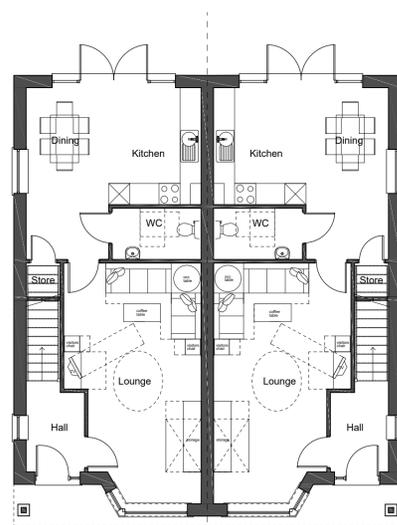


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RHS ELEVATION

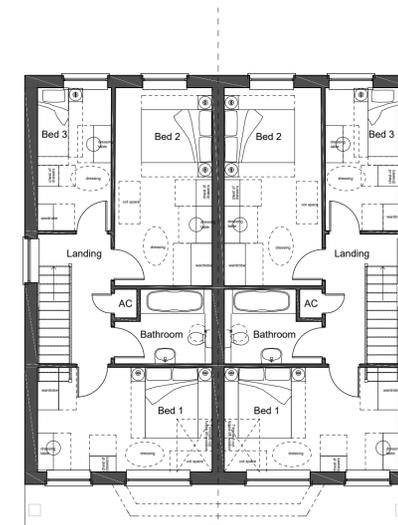
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WALLS	- BRICKS MULTI RED
ROOF	- PLAIN ROOF TILES, MID DARK BROWN
WINDOWS	- CASEMENTS
DOORS	- COLOUR TO BE CONFIRMED
BOUNDARY TREATMENT	- 1.8M CB FENCE
PRIVATE DRIVEWAY	- PERMEABLE TEGULAR PAVING NATURAL



PLOT 4 PLOT 3
REAR ELEVATION



PLOT 4 PLOT 3
GROUND FLOOR



PLOT 4 PLOT 3
SECOND FLOOR

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SOUTH LAKE CRESCENT
WOODLEY, RG5 3QW

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RESIDENTIAL DEVELOPMENT
PLANS & ELEVATIONS
PLOTS 3 & 4

DRAWN BY:	GJHF	SCALE:	1:100 @ A1
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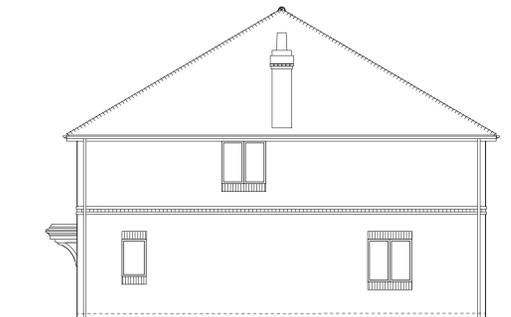
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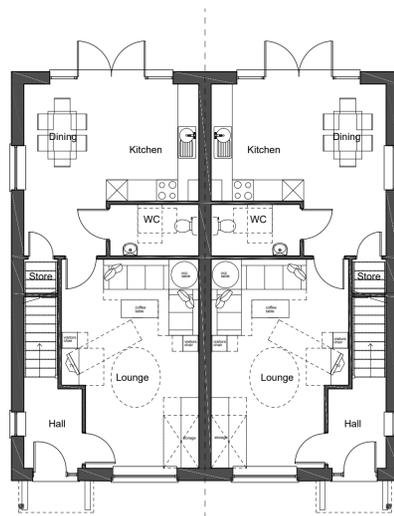
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PLOT 6 PLOT 5
FRONT ELEVATION

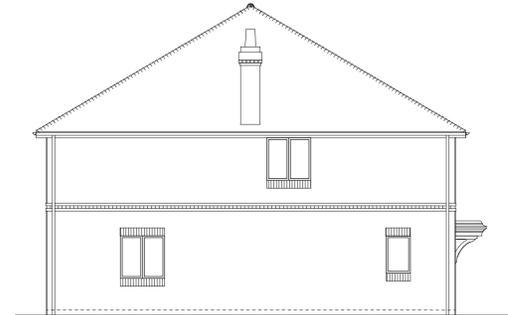


PLOT 5
RHS ELEVATION

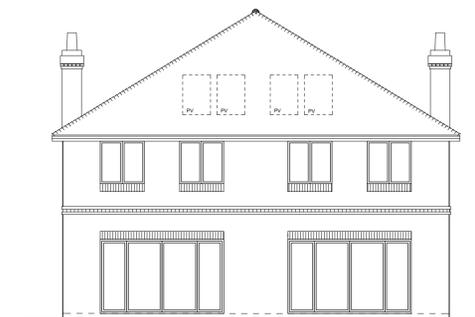


PLOT 6 PLOT 5
GROUND FLOOR

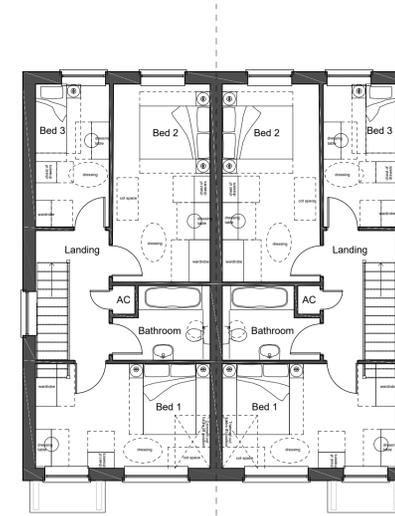
PROPOSED MATERIALS	
WALLS	- BRICKS MULTI RED
ROOF	- PLAIN ROOF TILES, MID DARK BROWN
WINDOWS	- CASEMENTS
DOORS	- COLOUR TO BE CONFIRMED
BOUNDARY TREATMENT	- 1.8M CB FENCE
PRIVATE DRIVEWAY	- PERMEABLE TEGULAR PAVING NATURAL



PLOT 6
LHS ELEVATION



PLOT 5 PLOT 6
REAR ELEVATION



PLOT 6 PLOT 5
SECOND FLOOR

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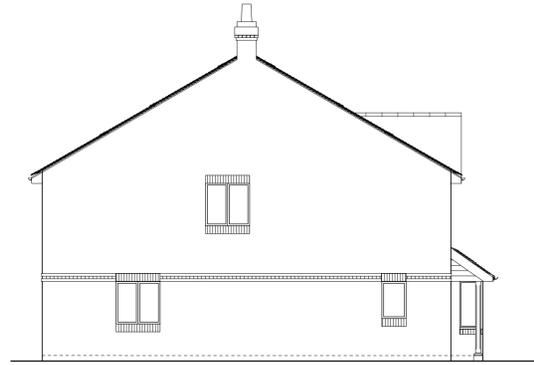
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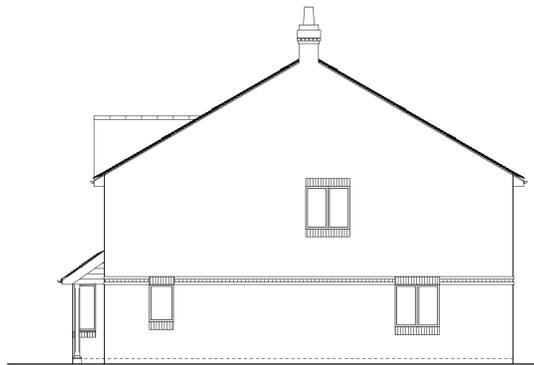
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PLOT 8 PLOT 7
FRONT ELEVATION

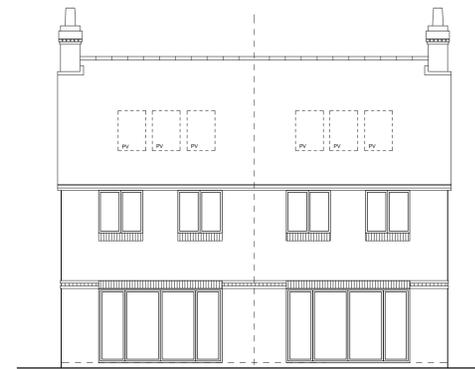


PLOT 8
LHS ELEVATION

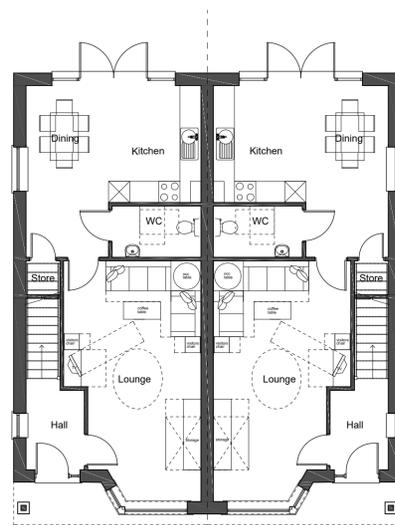


PLOT 7
RHS ELEVATION

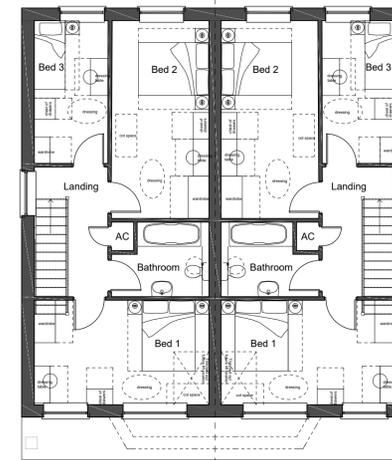
PROPOSED MATERIALS	
WALLS	- BRICKS MULTI RED
ROOF	- PLAIN ROOF TILES, MID DARK BROWN
WINDOWS	- CASEMENTS
DOORS	- COLOUR TO BE CONFIRMED
BOUNDARY TREATMENT	- 1.8M CB FENCE
PRIVATE DRIVEWAY	- PERMEABLE TEGULAR PAVING NATURAL



PLOT 8 PLOT 7
REAR ELEVATION



PLOT 8 PLOT 7
GROUND FLOOR



PLOT 8 PLOT 7
SECOND FLOOR

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REV	DESCRIPTION	DATE	BY	CHKD
-	-	00/00/2016	XX	XX

ORIGINATOR:

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CLIENT:

Wokingham Housing

IN ASSOCIATION WITH:

PROJECT:
FORMER AGE CONCERN SITE
SOUTH LAKE CRESCENT
WOODLEY, RG5 3QW

TITLE:
RESIDENTIAL DEVELOPMENT
PLANS & ELEVATIONS
PLOTS 7 & 8

DRAWN BY:	GJHF	SCALE:	1:100 @ A1
CHECKED BY:		DATE:	25/09/2018

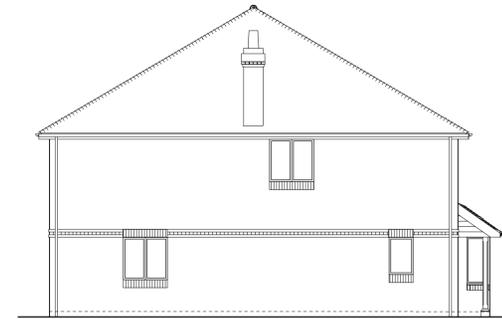
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PLANNING

JOB No:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
5004180	RDG	XX	XX	XX	A	0125	

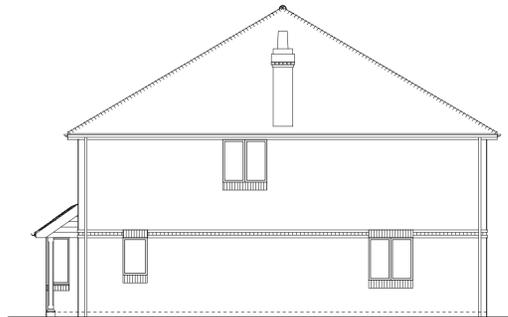
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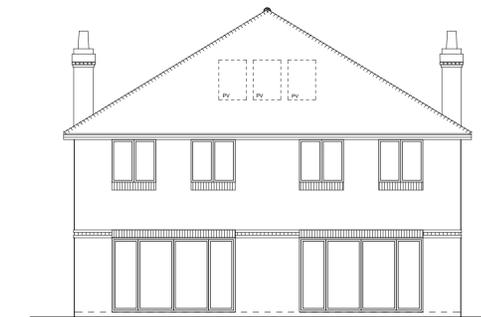
PLOT 10 PLOT 9
FRONT ELEVATION



PLOT 10
LHS ELEVATION

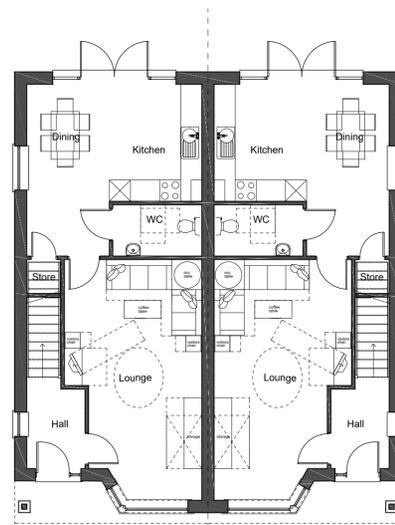


PLOT 9
RHS ELEVATION

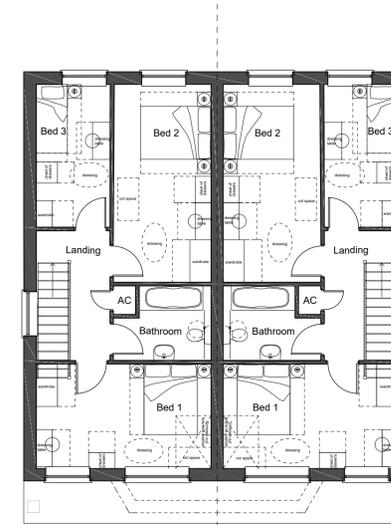


PLOT 9 PLOT 10
REAR ELEVATION

PROPOSED MATERIALS	
WALLS	- BRICKS MULTI RED
ROOF	- PLAIN ROOF TILES, MID DARK BROWN
WINDOWS	- CASEMENTS
DOORS	- COLOUR TO BE CONFIRMED
BOUNDARY TREATMENT	- 1.8M CB FENCE
PRIVATE DRIVEWAY	- PERMEABLE TEGULAR PAVING NATURAL



PLOT 10 PLOT 9
GROUND FLOOR



PLOT 10 PLOT 9
SECOND FLOOR

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REV	DESCRIPTION	DATE	BY	CHKD
-	-	00/00/2015	XX	XX

ORIGINATOR:

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CLIENT:

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IN ASSOCIATION WITH:

PROJECT:
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WOODLEY, RG5 3QW

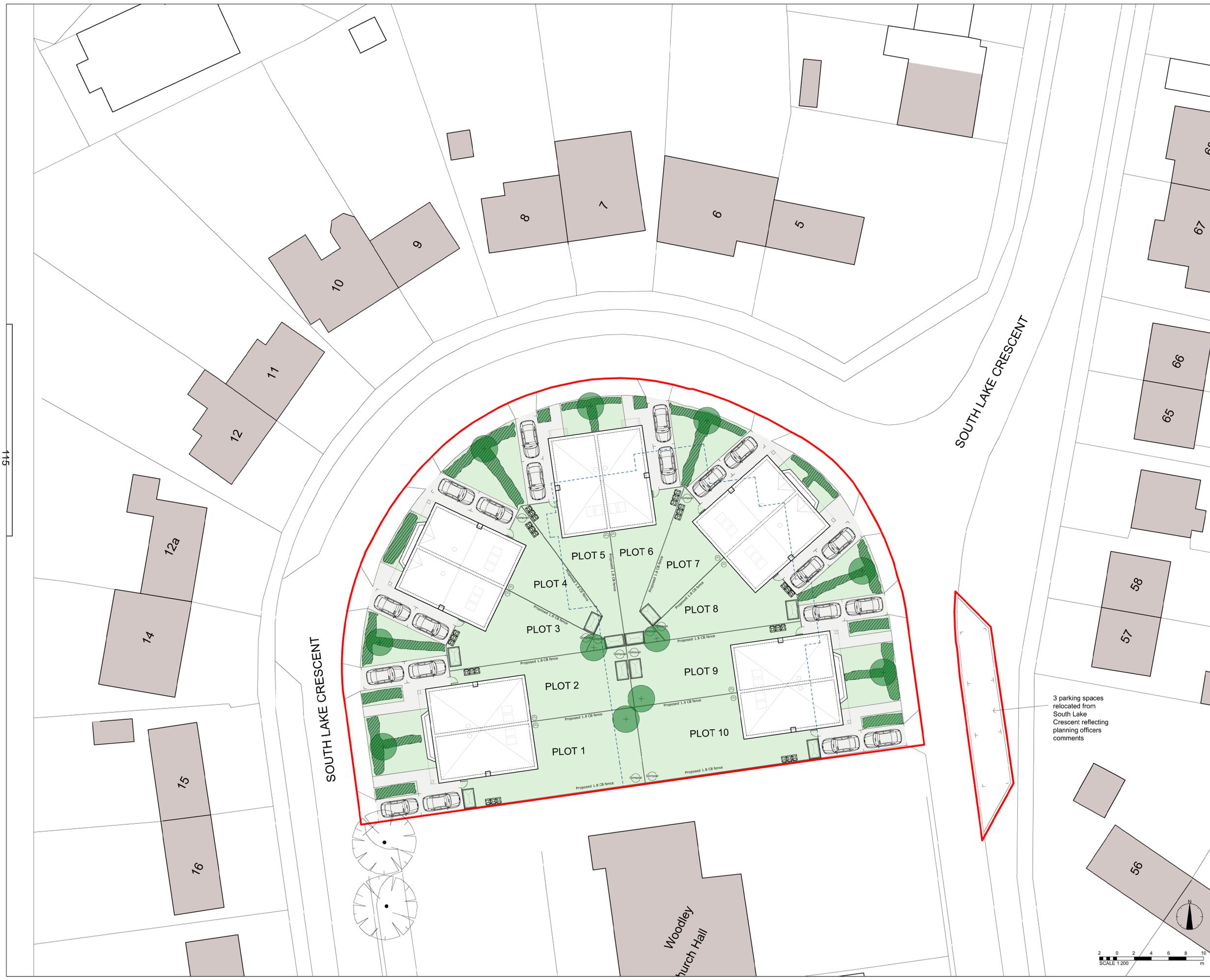
TITLE:
RESIDENTIAL DEVELOPMENT
PLANS & ELEVATIONS
PLOTS 9 & 10

DRAWN BY:	GJHF	SCALE:	1:100 @ A1
CHECKED BY:		DATE:	25/09/2018

STATUS:
PLANNING

DRAWING No:	JOB No:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
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REV	DESCRIPTION	DATE	BY	CHKD
00/00/2019		XX	XX	

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CLIENT:
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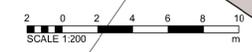
IN ASSOCIATION WITH:

PROJECT:
**FORMER AGE CONCERN SITE
 SOUTH LAKE CRESCENT
 WOODLEY, RG5 3QW**

TITLE:
**RESIDENTIAL DEVELOPMENT
 PARKING RELOCATION**

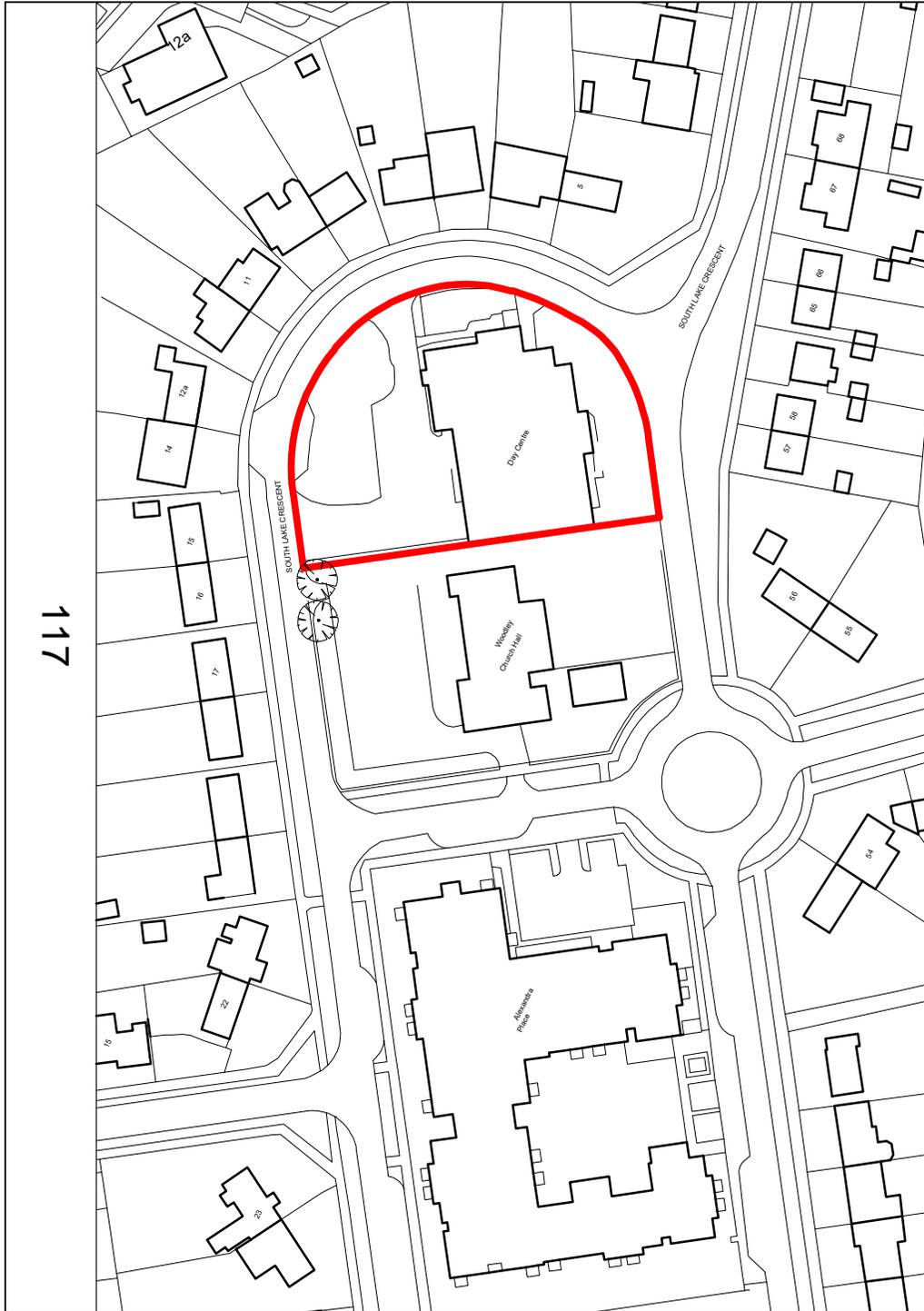
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 CHECKED BY: DATE: 26/02/2019
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PLANNING

PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
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REV	DESCRIPTION	DATE	BY	CHKD

ORIGINATOR:

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[REDACTED] HOUSE
 [REDACTED] BUSINESS PARK
 [REDACTED] BUSINESS PARK
 [REDACTED] BUSINESS PARK

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CLIENT:
WOKINGHAM HOUSING LTD

IN ASSOCIATION WITH:

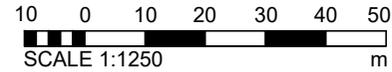
PROJECT:
FORMER AGE CONCERN, WOODLEY

TITLE:
SITE LOCATION & CONTEXT PLAN

DRAWN BY: GJHF SCALE: 1:100 @ A4
 CHECKED BY: DATE: 25/09/2018

STATUS:
PLANNING

DRAWING No:						
JOB No:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER: REV:
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Agenda Item 83.

Application Number	Expiry Date	Parish	Ward
183289	14/03/2019	Wargrave	Remenham, Wargrave and Ruscombe;

Applicant	Mr and Mrs C & J Copland
Site Address	5 Hatchgate Cottages, Hatch Gate Lane, Cockpole Green, Wargrave
Proposal	Householder application for proposed erection of part single, part two storey side/rear extensions, single storey front extension, plus erection of garden room.
Type	Full (Householder)
PS Category	21
Officer	Stefan Fludger
Reason for determination by committee	Listed by Councillor Halsall in the event of a recommendation for refusal.

FOR CONSIDERATION BY	Planning Committee on Wednesday, 13 March 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The proposal would be contrary to Green Belt Policy in that the scale of extensions and proposed outbuilding would amount to disproportionate additions over and above the volume of the existing dwelling. The applicant has argued that there are Very Special Circumstances which justify the approval of the application in this instance. These take the form of a 'fall-back position' consisting of a permitted development scheme and an extant planning permission. It is not considered that Very Special circumstances <i>clearly outweigh</i> the identified harm to the Green Belt. The proposal is therefore considered unacceptable.</p> <p>No harm is identified regarding the specific design of the proposal, neighbouring amenity, the amenity of future occupiers or Highways issues.</p>

PLANNING STATUS
<ul style="list-style-type: none"> • Green Belt • Countryside • Contaminated Land Consultation Zone • Groundwater protection zone • Wind turbine safeguarding zone.

RECOMMENDATION
<p>That the committee authorise the REFUSAL of planning permission , for the reason set out below:</p> <p>1. The proposed extensions would enlarge the volume of the original dwelling beyond 35%. As such the proposal would result in extensions which are excessive in scale and detrimental to the open character of the Green Belt and therefore represents inappropriate development within the Green Belt. No Very Special Circumstances exist which clearly outweigh the harm identified. The proposal is therefore contrary to Policy CP12 of the Core</p>

Strategy, Policy TB01 of the MDD Local Plan and Section 13 of the National Planning Policy Framework.

PLANNING HISTORY		
Application Number	Proposal	Decision
171187	Householder application for the proposed erection of a part single/part two storey side, rear and front extension to dwelling plus erection of an open front porch.	Refused – 14/09/2017
180421	Full application for the proposed erection of a two storey side extension to dwelling.	Approved – 11/04/2018
181882	Application for a certificate of lawfulness for the proposed erection of two storey rear extension and a single storey front to form porch, plus erection of two detached outbuildings.	Approved – 27/07/2018

SUMMARY INFORMATION
<p>For Residential Site Area – 0.0837 ha Existing parking spaces - 0 Proposed parking spaces - 2</p>

CONSULTATION RESPONSES				
<table border="0"> <tr> <td>WBC Biodiversity</td> <td>No objection, subject to condition.</td> </tr> <tr> <td>WBC Highways</td> <td>Request further information.</td> </tr> </table>	WBC Biodiversity	No objection, subject to condition.	WBC Highways	Request further information.
WBC Biodiversity	No objection, subject to condition.			
WBC Highways	Request further information.			

REPRESENTATIONS
<p>Town/Parish Council: No objection.</p> <p>Local Members: Listed in the event of a recommendation for refusal by Cllr Halsall on the grounds that the proposal would not be harmful to the Green Belt.</p> <p>Neighbours: 10 comments in support.</p> <p>Revised Plans Consultation: 2 comment reaffirming previous letters of support</p>

APPLICANTS POINTS
<ul style="list-style-type: none"> The proposal would lead to a smaller volumetric increase of development on site than the 'fall-back position' (combination of permission 180421 and permitted development 181882). Wokingham policy requires for maximum increases to the volume of dwellings in the Green Belt of 35% over and above the original dwelling. As the works are financially

viable, the 'fall-back' position consists of 'Very Special Circumstances' which justifies the inappropriate development.

- No other harm would occur as a result of the proposal.

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
	CP11	Proposals outside development limits (including countryside)
	CP12	Green Belt
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC07	Parking
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB01	Development within the Green Belt
	TB06	Development of private residential gardens
	TB21	Landscape Character
	TB23	Biodiversity and Development
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
		DCLG – National Internal Space Standards

PLANNING ISSUES

Description of Development:

1. The proposed development consists of a two storey side and rear extension to the main dwelling and a single storey outbuilding.
2. This application follows the refusal of a similar scheme under application number 171187 and the subsequent approval of a smaller extension under number 180421

and a certificate of lawfulness 181882 proposing a two storey rear and single storey front extensions and two detached outbuildings.

Principle of Development:

3. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the Local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

4. The Government attaches great importance to Green Belts. Paragraph 143 of the National Planning Policy Framework (NPPF) indicates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 145 of the NPPF indicates limited exceptions to inappropriate development. The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. This approach is reflected in the NPPF as well as Core Strategy Policy CP12 and adopted Managing Development Delivery Local Plan Policy TB01, which aligns with the NPPF test that permits extensions provided they are not disproportionate over and above the size of the original building. The NPPF says the following with regard to Green Belts:

143: Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

144. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

*145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are... **'the extension or alteration of a building provided that does not result in disproportionate additions over and above the size of the original building'**.*

5. As can be seen above, paragraph 145 establishes that an extension or alteration to a dwelling within the Green Belt, providing the extension of any building does not result in disproportionate additions over and above the size of the original building and that any development contrary to this would be inappropriate development in a Green Belt Location.

6. The application site is located outside of settlement limits and within designated countryside outlined by policy CP9 of the Core Strategy; as such an assessment against policy CP11 is also required. In line with the NPPF, Core Strategy Policy CP11 seeks to protect the intrinsic beauty of countryside locations. The Policy advises that;

7. 'In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where: inter alia:
 - 1) It does not lead to excessive encroachment or expansion of development away from the original buildings; and
 - 2) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building...
8. The proposed development is considered to have an adverse impact on the dwelling as it is not of a subservient scale when compared to the original dwelling and this will adversely impact on the attributes of the Green Belt and Countryside.
9. The policy context presented by the Local Plan, and by the NPPF, requires an assessment of the size, scale and design of any proposed extension in order to establish whether the proposal is in keeping with the original building and does not result in a disproportionate addition. Policy TB01 of the MDD requires that extensions to dwellings in the Green Belt are of a 'limited scale' defining limited as 35% over and above the volume of the original dwelling. Any extensions over 35% would therefore be considered to be inappropriate development.
10. The location of the proposed extension, like the previously refused application, would lead to an encroachment of built form into an undeveloped part of the site within the Green Belt. The volume of the existing house as measured on the supporting information submitted by the applicant is circa 289 cubic metres. The increase in volume of the proposed development would be approximately 102% (not even including the small outbuilding proposed), which is approximately the same as which was considered unacceptable under application 171187. It is therefore clear that this application would lead to the dwellinghouse being extended considerably above the tolerances of 35% of the original building, as set out in policy TB01 of the MDD, which is considered excessive and, by definition, harmful.
11. The proposed development does not fall within an exception listed in the NPPF and as such is inappropriate development and would fail to safeguard the Green Belt from encroachment.
12. As with the previously refused application on this site, a list of other Green Belt sites, including number 3 Hatchgate Cottages that have been considered at appeal is attached at appendix 1. These applications demonstrate that inspectors have upheld the Council's position with regards to protecting the Green Belt and refusing even small increases with regards to protecting the Green Belt and refusing even small increases over 35% in volume. For example, in the case of number 3 Hatchgate Cottages, this was refused with an increase volume compared to the original house.

Impact on Openness:

13. The NPPF highlights that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their openness and their permanence. There is no definition of openness in the NPPF, however in Green Belt Context, it is generally held to refer to freedom from, or the absence of development. Development need not be visible to harm the openness of the Green Belt, however in this instance the proposal would be visible from the street.

14. It has already been determined that the proposal is inappropriate development. The proposal would significantly spread built form into undeveloped areas of the site, by virtue of the large increase in the size of the house and the proposed outbuilding. It is noted that there are other extensions on other properties on this row of cottages, however these are less bulky in appearance than the proposal and do not hold significant weight. This is supported by an inspector's decision at number 3 to dismiss an appeal which exceeded the 35% limit.

Very Special Circumstances:

15. As the proposal is inappropriate development, very special circumstances need to exist to clearly outweigh any harm to allow the proposal to be acceptable. These circumstances will not exist, except where potential harm to the green belt by reason of inappropriateness and any other harm resulting from the proposal is clearly outweighed by other considerations. The applicant has argued that this represents a valid 'fall back' position.

16. It is worth noting at this point that there is an extant permission at this property, for a two storey side extension (180421) which was approved after the previous refusal on this site (171187). This was considered acceptable as the volumetric increase would be only 34%. Additionally, a certificate of lawfulness has been granted for a two storey rear extension and two outbuildings. Neither of these developments have been commenced. The applicant has stated that the combined increase in volume as a result of these applications would be 136% and therefore greater than the current proposal, however it is worth noting that as permitted development rights have been restricted under application 180421, the permitted development outbuildings and rear extension would need to be commenced and fully completed before the side extension could be commenced. Additionally, the applicant has included the volume of the PD outbuildings in their calculations and the increase in the volume of the dwelling itself as a result of the fall-back position would actually be approximately 79%, significantly less than the 102% proposed in this application. However, it is agreed that the outbuildings approved would be spread significantly more across the site and therefore slightly more harmful to the Green Belt.

	Volume (cu. m)	Footprint (sq. m)
Existing House	289	45.4
Existing house + extensions and outbuildings approved by 180421 and 181882	682	141
Existing house + extensions and outbuildings subject of current application	645.75	126.1

17. The relevant case law with regards fall-back positions is the case of *R(on the application of Zurich Assurance Ltd (t/a Threadneedle Property Investments) v North Lincolnshire Council 2012*. This offers an explanation as to when a Local Planning Authority can take a fall-back position into account when deciding if to grant planning permission. An existing permission and permitted development rights are all capable of being possible fall-back options that developers may ask an authority to take into account when deciding whether or not to grant permission. The question which arises

is whether or not the position is genuine and therefore qualifies as a material consideration. Whereas what amounts to a material consideration is a matter of law, the weight to be given to it is a matter of planning judgment and the weight to be given to the fall-back position is a matter for the decision maker.

18. The applicant has asserted that the proposal would have a reduced impact on the openness of the Green Belt when compared to the fall –back position. Taking all development into account which is covered by certificate 181882 and application 180421, this would appear to be the case, with it being possible to construct more than one large outbuilding in the garden of the site, harmfully spreading development across the site. It is worth noting though, that this harm is already potentially possible, as there is nothing to restrict the construction of large PD outbuildings in the curtilage of the current dwelling, nor the large two storey rear extension but the proposed scheme is not possible under PD. Additionally, the extant permission and proposed PD rear extension to the house are of similar dimensions to the proposed scheme (although lesser in volume) meaning that any harm caused by these would be similar to that which is proposed under the current scheme. For this reason, the additional harm would be largely caused by the outbuildings in the garden, of which there is currently no restriction. There is also a small outbuilding proposed under the current application. It is important to note again that the weight to attach to the fall-back position is a matter for the decision maker and the weight to be attached increases with the likelihood of it being carried out.
19. The applicant has stated that the PD works would provide additional accommodation. They have also submitted additional information to demonstrate the likelihood that the permitted development proposals would be implemented should this scheme be refused. This consists of a builders quote regarding the costs of construction of the PD scheme and a valuation of the current property and an estimated valuation of the property should the PD schemes be carried out. This does appear to make the scheme financially viable as the increase in value of the dwelling would cover the cost of the works. This does make the PD scheme and current approval appear likely to be carried out. This being said, attention should again be paid to the fact that the approved permission (180421) restricts permitted development rights for this site which would prevent the PD scheme from going ahead. Therefore, the PD scheme would need to be **completed** prior to the commencement of any part of the approved extension, otherwise the PD scheme would not be possible. This casts significant doubt over the practicality of implementing and completing a whole rear extension and outbuildings prior to even commencing the approved side extension. The practicalities of relying on so much ancillary accommodation spread out in the garden are also questioned.
20. The applicant has also listed applications at Crouch End, Crazies Hill, Youngs Cottage, Kentons Lane (181864) and Laburnum Cottage (162149). The replacement dwelling at Crouch End resulted in a significant increase in the volume of the dwelling (circa 300%) and this also relied on a fall-back position which was considered likely to be carried out. However, this appears to rely only on only a permitted development fall-back position and therefore doubt was not cast on the practicality of this scheme being implemented in the same way as in the current scheme. At Young's Cottage, this involved a replacement dwelling following the approval of a planning application for a two storey side extension and a Certificate of lawfulness for two storey rear and side extensions, a single storey side extension, a single storey front extension and two detached outbuildings. This case also consisted of a planning application and

separate PD scheme and the proposed replacement dwelling was in the Green belt. However it is important to note that in this instance, again, there was no restriction to permitted development rights attached to the planning permission. Therefore, it is not unreasonable to suggest these schemes could be carried out concurrently in a practical manner, without having to complete the PD scheme first before even being able to commence the planning permission. With regards Laburnum Cottage, this relied only on PD schemes and therefore the same argument applies to Crouch End. It is considered that the specific situation on this site casts doubt over the practicality of implementing two separate schemes and being required to complete one before the other. Additionally, much of the habitable space allowed under permitted development would be in large outbuildings and the practicality of living across these outbuildings is questioned. Therefore, while the fall-back position is more than a theoretical concept and therefore undoubtedly a material consideration, the weight to be afforded to it is a matter for the decision maker and it is considered to only hold limited weight.

21. Further to the above there is another key difference between the referenced applications and the current application. These all related to replacement dwellings in large and spacious plots. Additionally, Policy TB01 of the Core Strategy does not set an upper limit for volumetric increases for either new or replacement dwellings. It does however apply a 35% upper limit to volumetric increases on extensions to residential properties. The proposed development is on a much smaller plot than the referenced approvals which were designed to be standalone dwellings. The resulting dwelling would be disproportionately large compared to the original.

22. In determining this application, the very special circumstances include the fall-back permitted development and extension. As the policy requirement for permitted householder extensions requires extensions to have no more than a 35% increase in volume over the original dwelling, the proposal would be harmful to the Green Belt. The fall-back position would be more harmful to the openness of the Green belt than the proposed scheme, however not substantially so and it has not been demonstrated that it is particularly likely. An inspector has taken a similar approach to a recent dismissal to a replacement dwelling at Upper Culham Farm (172036) and applied limited weight to the fall-back position based on the fact that it had been some time since the previous permissions had been approved and had not been at all implemented. Therefore the likelihood of the implementation of the fall-back position was questioned. This is similar to the current case for the reasons already discussed. Therefore, only limited weight can be applied to the fall-back position in this instance. On balance, it is considered that the Very Special Circumstances do not exist in this instance which *clearly outweigh* the other material considerations.

Design and Appearance:

23. The design of the proposal is considered to be compliant with the existing appearance of the dwelling and as such the proposal is not considered to detract from the character of the property its self.

Residential Amenities:

24. Reference to the planning history for neighbouring number 4 Hatchgate Cottages suggests that none of the side facing windows at that property serve habitable rooms, save for a very small study. Therefore any modest overbearing, overlooking or loss of light impact would not substantiate a reason to refuse this application. The study

is so small it cannot be considered reasonably a habitable room as it would serve little other purpose. There is a small outbuilding proposed adjacent to the boundary of the site, this is of such a size and scale that it would not result in harm to the amenities of the neighbouring property, despite not being set 1 metre from the site boundary.

25. The proposal would not cause harmful overlooking, overbearing or loss of light impacts to any other neighbour.

Access and Movement:

26. The existing property has no driveway. The Highways Officer has requested a plan demonstrating 3 parking spaces for this proposal. The currently proposed plan shows 2 parking spaces. However, it is clear that 3 spaces could be accommodated on the proposed driveway. This can be addressed by requiring the whole driveway to be implemented as shown by condition.

Amenity Space for future occupiers:

27. It is not considered that the proposal would result in a significant loss of amenity space to the occupiers of the dwelling. The remaining space is in accordance with the 11 metres as required by the Borough Design Guide and is acceptable.

Ecology:

28. CP7 of the Core Strategy requires the conservation of sites for nature in accordance with national, regional, county and local biodiversity action plans. Development is permitted where the need for the proposal outweighs the need to safeguard nature conservation. TB23 of the MDD requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider Green Infrastructure network.

29. Planning authorities have duties under the habitat Regulations (The Conservation of Habitats and Species Regulations 2017). The bat survey submitted with this application found evidence of bats and therefore recommended that a License from Natural England is required prior to commencement of works. The Local Authority needs to be satisfied that a license for development works license for development works affecting bats is likely to be granted prior to issuing Planning Permission.

30. It is considered by the Council's Ecologist that as long as a mitigation plan such as that given in the bat survey report is provided, the proposed works would pass the three tests of The Habitat Regulations, and as such receive from Natural England a licence, because:

- The development is for an imperative reason of overriding public interest of an economic nature as the development will contribute to a social and economic need of the local community for better housing (this is assuming that it is in compliance with other planning policy) - therefore Regulation 55(2)(e) can be met
- There is no satisfactory alternative to the development as without carrying out the works the aforementioned need would not be met - therefore Regulation 55(9)(a) can be met
- Appropriate mitigation can be provided which will ensure that there will not be a detrimental impact to the favourable conservation status of the bat species concerned - therefore Regulation 55(9)(b) can be met

As such, the Ecologist has recommended this application for approval subject to a condition requiring a License to be obtained and submitted to the local Planning Authority for verification. Thereafter, mitigation measures approved in the license shall be maintained in accordance with the approved details. Should the conditions at the site change and/or the applicant conclude that a license for development is not required, the applicant is to submit a report to the council detailing the reasons for this assessment.

CONCLUSION

The proposal would be contrary to Green Belt Policy in that the scale of extensions and proposed outbuilding would amount to disproportionate additions over and above the volume of the existing dwelling. As such, it would represent inappropriate development in the Green Belt. Very Special circumstances do not clearly outweigh the other material considerations. The proposal is therefore unacceptable.

Appendix 1

A number of appeals have been received in the area, both for extensions and replacement dwellings. Including at number 3 Hatchgate Cottages. These do not all contain reference to fall-back positions but are of relevance to this appeal:

172036 - (APP/X0360/W/18/3193737) - Upper Culham Farm, Upper Culham Lane – The inspector considered that the fall-back position would be unlikely to occur and therefore could not give it significant weight. Also, the proposal was harmful to the character of the area - Dismissed

F/2011/1533 (APP/X0360/D/11/216552) – 3 Hatchgate Cottages - Exceeds the limit of 35% increase in volume over the original dwelling – Dismissed.

F/2008/0260 (APP/X0360/A/08/2080381 – The Shack, Willow Lane - Refusal due to significant increase in volume of dwelling in Green Belt – Dismissed.

F/2008/0374 – (APP/X0360/A/07/206022) – Sheeplands house, Wargrave Road – Extension over 35% Increase in volume in Green Belt. – Dismissed.

F/2007/1459 – (APP/X0360/A/07/206022) – The Wilderness, Bowsey Hill - Appeal against refusal of permission for an extension. Inspector allowed appeal as he calculated only a 34% increase in volume which fell below 35% maximum - Allowed

PLANNING REF : 183289
PROPERTY ADDRESS : Council Office
: Pavilion, Recreation Road, Wargrave, Wokingham
: RG10 8BG
SUBMITTED BY : Wargrave Parish Council
DATE SUBMITTED : 08/01/2019

COMMENTS:

Wargrave Parish Council has NO OBJECTION to this application

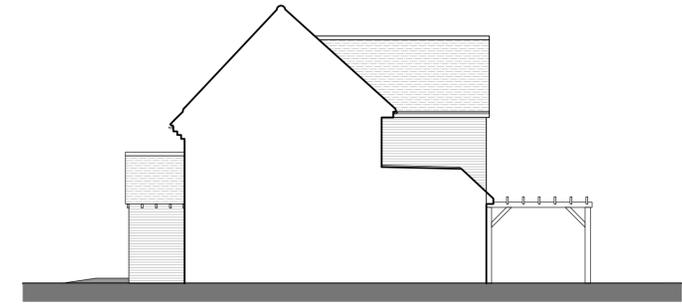
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Proposed Elevations:



North-east Elevation

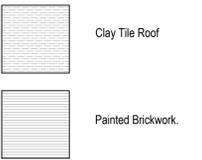
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North-west Elevation

1:100 @ A1

Materials Key:



South-east Elevation

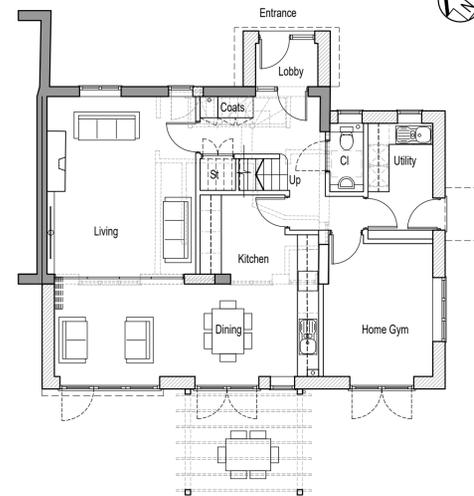
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South-west Elevation

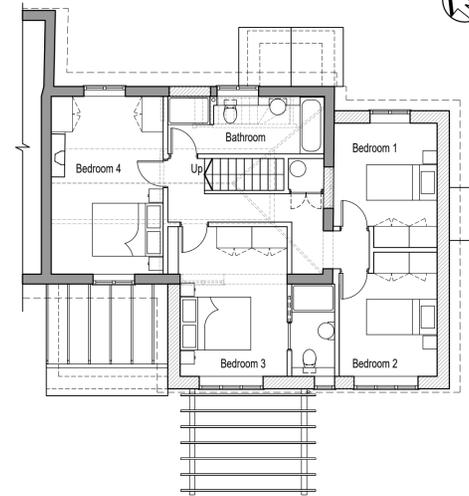
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Proposed Floor Plans:



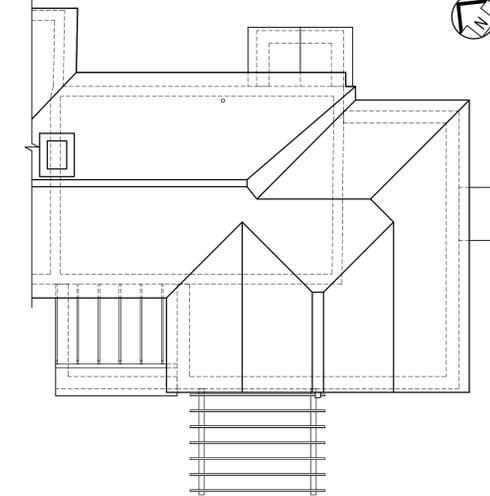
Ground Floor Plan

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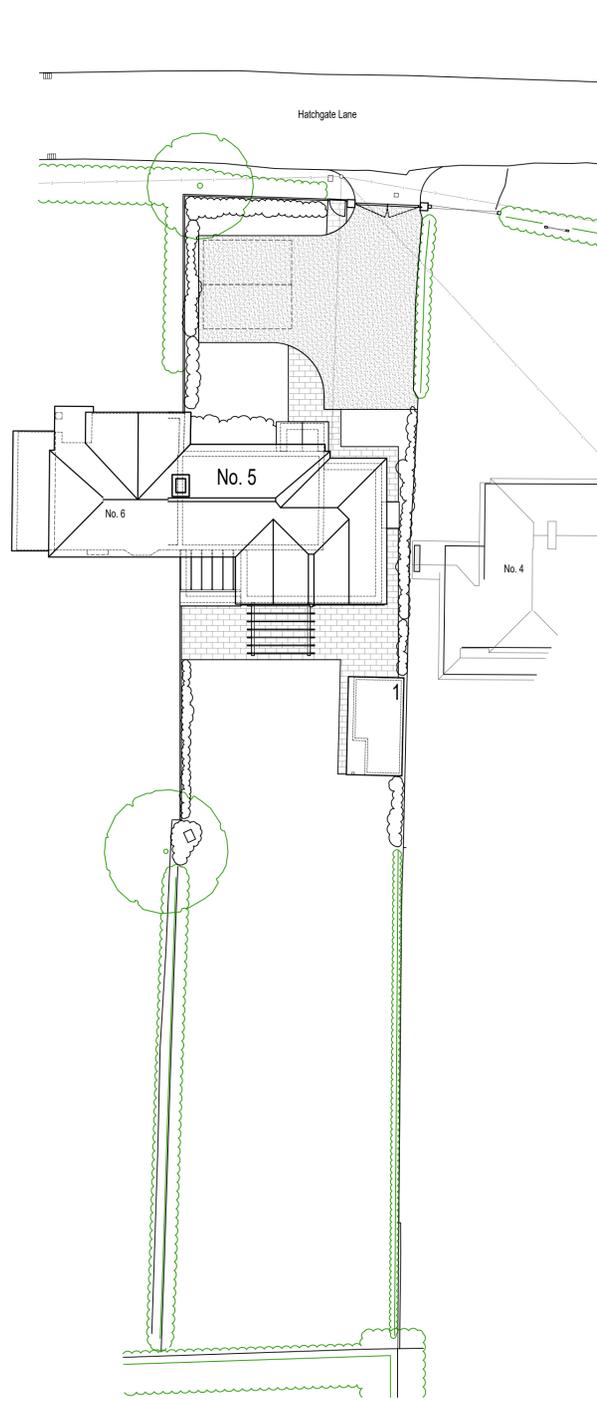
First Floor Plan

1:100 @ A1



Roof Plan

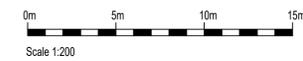
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Proposed Site Plan

1:200 @ A1

131



A 29.01.19 Site Plan adjusted to provide a single smaller outbuilding.

Revision:	Date:	Change:

Client: Mr & Mrs Copland
 Project: 5 Hatchgate Cottages, Cockpole Green, RG108NE
 Drawing: Proposed Plans & Elevations

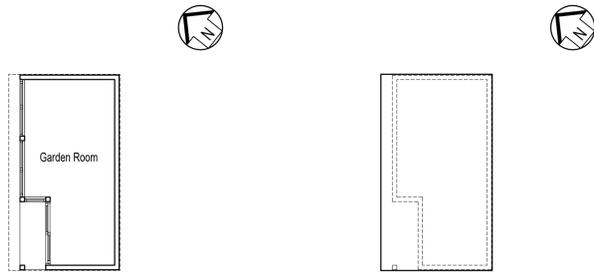
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 Date: November 2018 Drawn by: LM Approved:
 Drawing No: 1708 - 11A

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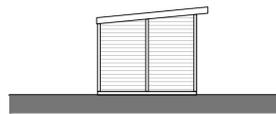
Proposed Plans:
Outbuilding 1 - Garden Room



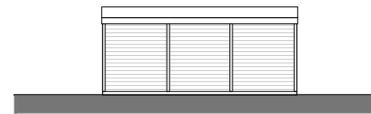
Ground Floor Plan
1:100 @ A1

Roof Plan
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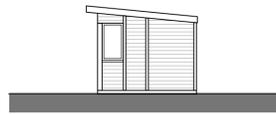
Proposed Elevations:
Outbuilding 1 - Garden Room



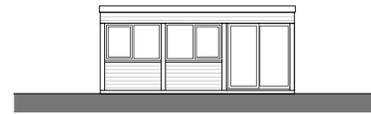
North-east Elevation
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South-east Elevation
1:100 @ A1

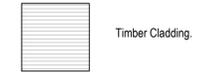


South-west Elevation
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North-west Elevation
1:100 @ A1

Materials Key:



Timber Cladding.



A 29.01.19 Proposals adjusted to provide a single smaller outbuilding.

Revision:	Date:	Change:
Client:	Mr & Mrs Copland	
Project:	5 Hatchgate Cottages, Cockpole Green, RG108NE	
Drawing:	Outbuildings Proposed Plans & Elevations	

Scale: 1:100 @ A1
Date: October 2018
Drawing No: 1708 - 12A

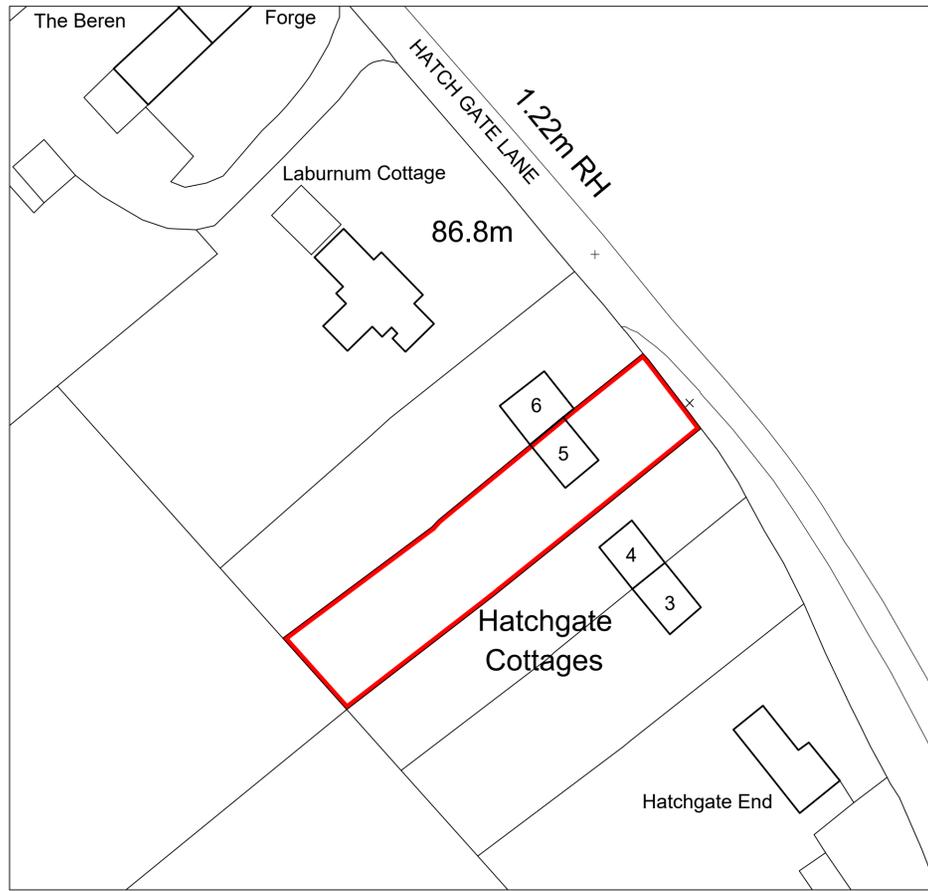
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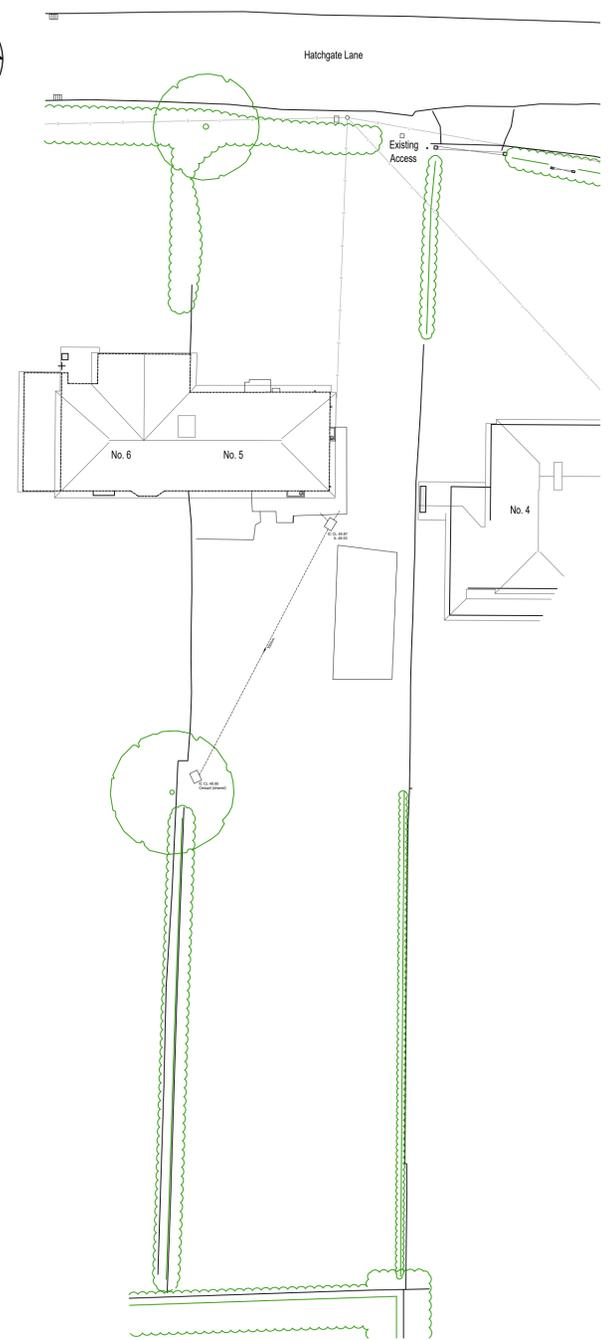
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Location Plan
 Application Site
 Site Area: 0.086 hectares

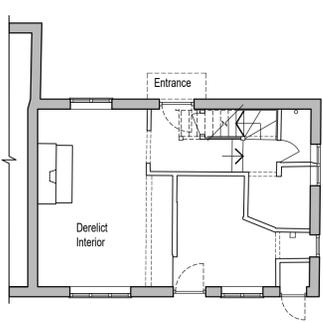


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Block Plan

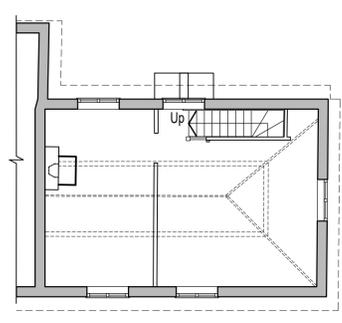


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Existing Site Plan

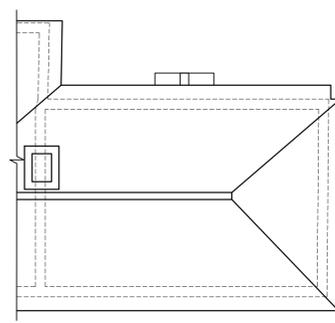
Existing Floor Plans:



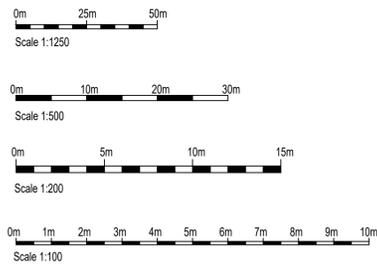
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Ground Floor Plan



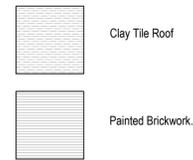
1:100 @ A1
First Floor Plan



1:100 @ A1
Roof Plan



Materials Key:



Existing Elevations:



1:100 @ A1
North-east Elevation



1:100 @ A1
South-east Elevation



1:100 @ A1
South-west Elevation

Revision:	Date:	Change:
Client:	Mr & Mrs Copland	
Project:	5 Hatchgate Cottages, Cockpole Green, RG108NE	
Drawing:	Location Plan, Block Plan & Existing Site Plan Existing Plans & Elevations	
Scale:	1:1250, 1:500, 1:200 & 1:100 @ A1	
Date:	November 2018	Drawn by: LM Approved:
Drawing No:	1708 - 10	

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Appeal Decision

Site visit made on 6 August 2018

by **Jonathan Hockley BA(Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State for Housing, Communities and Local Government

Decision date: 21st September 2018.

Appeal Ref: APP/X0360/W/18/3193737

Upper Culham Farm, Upper Culham Lane, Remenham Hill RG10 8NR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs RJ & L Edwards against the decision of Wokingham Borough Council.
 - The application Ref 172036, dated 7 July 2017, was refused by notice dated 24 August 2017.
 - The development proposed is described as 'demolition of existing two storey dwellinghouse and existing outbuildings and erection of replacement 'arts and crafts' style two storey dwellinghouse and detached pool building'.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues in this case are as follows:
 - Whether the proposal is inappropriate development in the Green Belt;
 - The effect of the proposal on the openness of the Green Belt;
 - The effect of the proposal on the character and appearance of the surrounding area;
 - If the proposal is inappropriate, whether any harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify it.

Reasons

Whether inappropriate development

3. The National Planning Policy Framework¹ (the Framework) identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The construction of new buildings should be regarded as inappropriate in the Green Belt, subject to a number of exceptions as set out in paragraph 145. One of the exceptions is the replacement of a

¹ National Planning Policy Framework, Ministry of Housing, Communities & Local Government, July 2018.

building, provided that the new building is in the same use and not materially larger than the one it replaces. Policy CP12 of the Core Strategy² and policy TB01 of the Local Plan³ state that inappropriate development will not be permitted in the Green Belt and that development as set out in the Framework will be permitted if it maintains the openness and does not conflict with the purposes of including land in the Green Belt. Policy TB01 also states that the extension of a dwelling in the Green Belt shall be limited in scale; supporting text to Policy TB01 considers that 'limited' in this context means a cumulative increase of generally no more than 35% over and above the original dwelling.

4. Upper Culham Farm lies within a small cluster of buildings set along Culham Lane. The farmhouse exists and is in residential use; the scheme seeks to demolish this building, as well as some partially complete walls of a separate garage/store and a further outhouse and construct a new dwelling and detached swimming pool.
5. The site has a long and detailed planning history, and it is not in dispute that several extant consents exist on the site for extensions to the original dwelling and further outbuildings. However, some of these consents are not built, and therefore do not affect the extent of physical built development on the site. Unimplemented planning permissions would not be included in any assessment of size or volume increases over the existing building in terms of paragraph 145 of the Framework.
6. While I have been provided with various figures, I have limited information on the breakdown of what individual buildings would comprise in size terms. However, it seems clear to me that the proposed property and detached building would be materially larger than the existing building and partially built outhouse, and that also, for the purposes of policy Local Plan TB01, such an increase would be over 35%. I also note in this respect that the appellant accepts that the proposal would result in a building more than 35% larger than the volume of the original dwellinghouse.
7. I therefore conclude that the proposal would constitute inappropriate development in the Green Belt, and as such conflicts with the Framework and Policy CS12 of the Core Strategy and TB01 of the Local Plan.

Openness

8. Openness in terms of the Green Belt has a spatial aspect as well as a visual aspect. The proposal would involve the demolition of the existing house on the site, as well as that of the partially built outhouse and wooden structure. However, for similar reasons as above, the proposed new dwelling and detached swimming pool structure would be materially larger than the current extent of built development on the site, and therefore would have an adverse impact on the openness of the Green Belt in spatial terms.
9. Visual impact forms part of the concept of openness of the Green Belt, and the visual dimension of the Green Belt is an important part of the point of designating land as Green Belt. The site is well screened from the road by thick trees and public views of the proposal would be fairly difficult to come by;

² Wokingham Borough Core Strategy Development Plan Document, January 2010.

³ Wokingham Borough Development Plan Adopted Managing Development Delivery Local Plan, February 2014.

however, the loss of openness that the proposal would constitute would be partially visible from some of the industrial/employment units to the south.

10. I therefore consider that in spatial terms, and to a lesser extent visual terms, the proposal would have an adverse impact on the openness of the Green Belt.

Character and appearance

11. The site lies within the Upper Culham Area of Special Character (UCASC), which covers the relatively small linear settlement of Upper Culham. The area has a rural character, with the gently winding lane and its wide verges set at the heart of the UCASC, and is characterised by residential and agricultural buildings with structures on the west side of the lane in particular being prominent in the street scene. Due to its large garden and set back nature, Upper Culham Farm itself is less prominent, but the range of converted barns to the south are. Policy TB26 of the Local Plan states that planning permission will only be granted for proposals affecting Areas of Special Character where they demonstrate that they retain and enhance the traditional, historic, local and special character of the building or area and its setting.
12. In a wider context the site lies within the 'Remenham Arable Chalk Plateau' landscape character area, which, according to the Council's landscape architect, is as an agricultural landscape with a largely unsettled character, with development characterised by dispersed individual farmsteads and individual houses linked by narrow lanes, with evidence of incremental urbanisation of rural character due to occasional executive style development. Policy TB21 of the Local Plan states that proposals shall retain or enhance the condition, character and features that contribute to the landscape.
13. I note that the Council's Conservation Officer has no objections to the proposal, considering that the architectural detailing and asymmetry of the proposal would result in a building which reflects the varied vernacular character of the Area of Special Character. I agree that the design of the proposed dwelling, in terms of its detailing and elevational treatments, is appropriate to the surrounding area, the UCASC and the landscape character area.
14. However, I am not so convinced that the scale of the proposal is so befitting of the area. The mass and size of the scheme, particularly from the east where the proposed pool building, despite its detached nature, would visually form part of the overall mass, would be significant. The proposal would also seem surrounded on this elevation by a very large proposed terrace area joining the two buildings together. When considered together I consider this would appear excessive and lead to incremental urbanisation of the site and area, causing harm to the landscape character of the area and failing to retain the character of the UCASC. I note in this regard that the eastern side of the appeal site is not particularly visible from public areas. However, certain aspects of this side of the proposal would be seen from the converted barns from the south, despite the proposed landscaping, and access rights can change over time.
15. I therefore conclude that the proposal would have an adverse effect on the character and appearance of the surrounding area. The proposal would be contrary to policy TB21 of the Local Plan, as well as to policy CP3 of the Core Strategy which states that permission will be granted for proposal which are of an appropriate scale, mass, built form and character to the area.

Other considerations

16. As referred to above, the site has a long and detailed planning history. In summary, the ability exists to complete the partially built garage/store structure, which would be a substantial 4 bay garage and car port with attached store. Planning permission was also granted in October 2015 for a 2 storey extension to the main dwelling, which would enlarge the building by more than 35%, and a 'CLOPUD' application for single storey side extensions, a 2 storey rear extension and detached swimming pool building was granted in 2016. Finally, it is argued that an existing outbuilding to the south east of the house could be repaired or rebuilt under permitted development rights.
17. When taken together, the appellant notes that the construction of all such buildings would raise the total built development on the site to 3820m³. The appellant states that the undertaking of such works, described as a fallback position, would cost some £2.85m but would increase the sale value of the property from around £1.25m to £4.25m. On the basis of these figures and evidence before me I accept therefore that the fallback position advanced would be advantageous in financial terms to the appellant, although I do note that they confirm that adding value is not the principal objective, more the desire for a larger property to provide the family home they wish. I accept therefore that there is a greater than a theoretical possibility that the fallback scheme might take place were the appeal to be dismissed, and it therefore forms a consideration in this case. The fallback scheme would have a greater impact on the openness of the Green Belt than the proposal before me.
18. Plans have been provided of the cumulative effect of the fallback option. However, the east elevation of this option would appear to have less of an expanse of mass of form than the appeal scheme, and would be broken up in views by the outbuilding in the front of the building. From such an angle the option would appear more of a natural evolution and extensions to an original dwelling than a new build executive style development, despite the detailing of the appeal scheme.
19. Therefore, while I accept that the fallback position would have more of a harmful effect on the openness of the Green Belt, I consider that the mass of the appeal proposal would be more harmful on the character and appearance of the surrounding area. When taken cumulatively I consider similar harm would arise from the fallback and the appeal scheme.
20. The Council raise concerns that no mechanism exists which would secure the removal of the partially built garage or to prevent the construction of further outbuildings under permitted development rights. The appellant confirms that they would be content with a condition to ensure that this occurred prior to the occupation of the proposal, and would also be willing to accept a condition restricting future permitted development rights.
21. A condition to demolish the garage building prior to implementation would be both reasonable and necessary and would be enforceable in my view. Furthermore, conditions to restrict permitted development rights, while requiring to be fully justified, are entirely feasible. However, in the event of approval, I do not consider that there would be anything to prevent existing permitted development rights being exercised before the permission for the appeal scheme was implemented. I do not consider that a condition could be precisely framed so as to ensure the demolition of the garage and any new

outbuildings constructed prior to the implementation of the scheme, as suggested by the appellant. Consequently, this outcome could only be prevented by means of a S106 obligation - for example, in which the appellant covenants to forgo relevant permitted development rights immediately upon the issue of the planning permission.

22. I have also considered the benefits in energy conservation terms provided by a new build dwelling over the fallback scheme. However, I am not convinced by such benefits when at least initially the appeal scheme would involve the demolition of a building which appears in reasonable condition, at least externally and therefore ascribe limited weight to such benefits.

Conclusions

23. The proposal would be inappropriate development in the Green Belt and the Framework establishes that substantial weight should be given to any harm to the Green Belt. In addition the scheme would also have an adverse effect on openness, which is an essential characteristic of the Green Belt, and would cause harm to the character and appearance of the area.
24. Above I have considered that there is a greater than theoretical possibility that the fallback scheme advanced might take place, and that when taken in the round the cumulative harm caused by the fallback scheme would be similar to that caused by the appeal scheme. However, given the condition of the garage building and the lack of any movement on the other outstanding consents, particularly the permission dating from 2015 I am not fully convinced that the fallback position would be carried out in the event of a dismissal. Above I have also given my concerns over the suitability of the lack of any provision to prevent existing permitted development rights being exercised before the permission for the appeal scheme was implemented.
25. When taken all such factors into account this reduces the overall weight I can provide to the fallback position. Therefore while I ascribe significant weight to the fallback position and limited weight to energy benefits this would not *clearly* outweigh the substantial harm that the scheme would cause. Consequently, very special circumstances that are necessary to justify inappropriate development in the Green Belt do not exist.
26. My attention is drawn to other cases in the Council area where fallback positions have been shown to constitute very special circumstances, as well as other appeal decisions advancing similar. I have noted the contents of these reports; however they do not lead me to any differing decision than I have set out above. Each case must be considered on its own merits, and for the reasons given above I consider that in this instance the fallback position does not clearly outweigh the harm that the proposal would cause.
27. Complaints are made over the conduct and timeliness of the Council during the application process. Such complaints should be made initially through the Council's own complaints procedure.
28. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Jon Hockley

INSPECTOR

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Agenda Item 84.

Application Number	Expiry Date	Parish	Ward
190421	09/04/2019	Wokingham	Emmbrook;

Applicant	Wokingham Borough Council
Site Address	The Emmbrook School, Emmbrook Road, Wokingham, RG41 1JP
Proposal	Application to vary condition 3 of planning consent 181565 for an artificial grass pitch with flood lights. Condition 3 refers to the hours of operation; condition 3 to be altered to state: 'The facility shall only be used between the hours of 07:30 until 22:00 hours Monday to Friday and 08:00 hours to 20:00 hours on Weekends and Bank Holidays'.
Type	Variation/ removal of condition
PS Category	516
Officer	Senjuti Manna
Reason for determination by committee	The original condition was required by Members during the Planning Committee meeting on 10/10/2018.

FOR CONSIDERATION BY	Planning Committee on Wednesday, 13 March 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The original application (181565) was for a 3G football pitch - an artificial turf pitch of a quality that would meet the Football Association's requirements for competitive games. The scheme was granted consent in planning committee meeting on 10th October 2018 with condition restricting hours of operation (condition no. 3). An ad infinitum six monthly review of noise management plan is included in the condition which could result in reduction of operating hours if the noise management plans and appraisal/s not be submitted to the satisfaction of the local planning authority.</p> <p>The current application proposes to vary the condition to include the restrictive operating hours only without requiring the half-yearly review of the noise management plan. An updated Noise Impact Assessment report has been submitted in support of the current application.</p> <p>The report concludes that the updated Noise Impact Assessment (reference: 7544/DO, dated January 2019) addresses most of the concerns relating to noise disturbances during hours of operation. However, the document does not provide adequate information in respect of a noise management plan. Therefore, it is recommended that condition 3 is varied to include hours of operation only. Details in respect of the required Noise Management Plan are recommended to be secured via a revised Condition 5 – Noise Mitigation 2 (see below).</p> <p>The application is before the committee as the original condition was required by Members during the Planning Committee meeting on 10/10/2018.</p>

PLANNING STATUS
<ul style="list-style-type: none"> • Major development location • Flood Zone 2 and 3 • Surface water flooding

RECOMMENDATION

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

Conditions:

Conditions 3 and 5 would now read:

Hours of Operation

3. The proposed development (including the operation of the approved lighting) shall only be used between the following hours of operation:

- 07:30 – 22:00 Monday – Friday
- 08:00 – 20:00 Weekends and Bank Holidays

Noise Mitigation 2

5. Prior to the first use of the approved sports pitch there shall first be submitted to and approved by the LPA a noise management plan with procedures to minimise potential noise upon neighbours. This must include confirmation that, and details of how:

- The nominated noise monitoring supervisor regularly monitors activity on the facility
- The maximum user capacity of the facility is not exceeded
- Only pre-booked lettings under signed agreement are permitted to use the facility, who would have to sign up to a Code of Conduct including arriving, leaving and expectations on site.
- The supervisor liaises with clients to ensure noise management policies and the Code of Conduct are adhered to.
- A clear and reliable mechanism is provided whereby noise complaints can be made and logged and acted upon by way of a formal complaints procedure.
- Include a framework for continual appraisal of the management plan (including implementation of mitigations) to avoid noise impacts. Such appraisal should include any noise complaints received, at what time noise occurring, how it was addressed and the effectiveness of such addressment.
- Liaison with stakeholders and interested parties is undertaken to ensure the noise management plan remains in effective and revisions are applied accordingly.
- Consult Ward Members and the Chairman of the Planning Committee.

Such noise management plan shall be maintained throughout the life of the facility.

All other conditions of the original consent 181565 apply to this planning permission

Timescale

1. The development hereby permitted shall be begun before the expiration of three years from the date of original permission (15/10/2018).

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).

Approved Plans

2. This permission is in respect of the submitted application plans and drawings numbered;

- 01
- 04
- 05
- 06 rev 1

received by the local planning authority on 03/07/2018. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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.

Hours of Operation

3. As above.

Noise Mitigation 1

4. Prior to the first use of the approved sports pitch neoprene isolating panels shall have been fitted to every fence post/ mesh fixing point, and playing lines will be marked 3m away from the pitch perimeter to mitigate balls impacting on the fenced enclosure as advised within the 'Acoustic Consultants. Noise Impact Assessment. 7050/DO February 2018'. Such mitigation shall be maintained throughout the life the facility.

Reason: To mitigate the noise impact of the proposal upon residential amenity.

Noise Mitigation 2

5. As above.

Lighting Spill

6. The sports facility hereby permitted shall be artificially illuminated only in accordance with the lighting specification and flood lights as set out within 06 rev 1, report SSL2393 dated 03-09-2018 by Wesley Bugg. The artificial light spill associated with the development shall not exceed that as set out in the approved plans.

Reason: To mitigate the noise impact of the proposal upon residential amenity

Drainage

7. Before the commencement of development the development there shall be submitted to and approved by the LPA;

- a. Infiltration test results for the site in accordance with BRE365.
- b. Cross-sectional details of the pitch indicating finished levels with regards to existing ground levels.
- c. Cross sectional drawings for the attenuation tank with outfall details of the receiving watercourse

The resulting drainage scheme shall be implemented prior to the first use of the facility.

*Reason: This is to prevent increased flood risk from surface water run-off.
Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.*

Tree Protection

8. Before the commencement of development, a tree protection fence shall be erected around the tree roots of the trees closest to the application site.

Reason: In the interest of the character of the area.

Ecology

9. Works are to be carried out in full accordance with the precautionary measures given in Section 5.3.4 of the submitted Preliminary Ecological Appraisal report [Preliminary Ecological Appraisal, Date of Issue September 2018, RPS group] unless otherwise approved in writing by the council.

Reason: ensure that protected species, are not adversely affected by the works.

Materials

10. The materials to be used on the proposed 'external maintenance store' shall be those as shown on plan labelled 'Proposed Materials and Appearance'.

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

Informatives:

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. As an affordable housing development a claim for relief can be made. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>.

2. 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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

PLANNING HISTORY		
Application Number	Proposal	Decision
181565	Full planning application for proposed artificial grass pitch with flood lights	Approved. 15 th October 2018.
160777	Full planning application for proposed erection of new two storey building to replace existing single storey temporary accommodation.	Approved. 25 th May 2016.
F/2014/0990	Proposed erection of a 3 storey building with link bridge to first floor to replace existing modular classroom accommodation.	Approved 24 th July 2014.
F/2009/1185	Proposed installation of modular classroom building for a period of 5 years.	Approved. 22 nd July 2009.

SUMMARY INFORMATION	
Site Area	8695 sqm.
Previous land use(s)	Playing field associated with school
Proposed use	3G sports pitch (AGP)
Number of existing flood lights	0
Proposed flood lights	8
Existing parking spaces	176
Proposed parking spaces	176 (no change)

CONSULTATION RESPONSES	
WBC Environmental Health	No objection to this development subject to implementation of noise mitigation measures (conditions 4 and 5) .
Sport England	The proposal will not lead to the detriment of the nearby residents' amenity. Support the application.

REPRESENTATIONS
Town/Parish Council: No comments received at the time of writing up this report.
Local Members: No comments received at the time of writing up this report.
Neighbours: 2 letters of objection and 1 letter of support. Objections on the grounds of disturbances during late hours of operation and impact of noise on health and well-being of occupiers of neighbouring properties. Support on grounds of good community facility.

APPLICANTS POINTS

- The original condition 3 results in an ongoing risk to the operation of the Artificial Grass Pitch (AGP) in that subject to 6 monthly reviews ad infinitum, the hours of use can be limited to 20:00 hours. The funding body requires that the pitch can be used after these hours and therefore this condition puts the entire development at risk.
- The planning condition provides no objective assessment method to determine whether noise from the AGP is acceptable and whether noise complaints are valid.
- An updated noise report is provided which includes noise levels measured at existing similar sites and uses computer modelling to predict the noise levels on the proposed site.
- This report considers the highest noise levels which were measured at the existing sites to consider a worst-case situation. The worst case scenario (identified as 1dB above the acceptable level as per WHO, see paragraph 16 below) can be controlled to acceptable levels through measures such as construction of 3m high acoustic barriers. (*Officer's note: a 3m high barrier would possibly require additional planning permission*).
- However, with an effective noise management plan, the worst case scenario could be avoided.
- The scheme with the acoustic barriers included now addresses a worst-case situation if the noise management plan is not sufficiently effective. Therefore, with these barriers it is demonstrated that use until 22:00 hours will be acceptable in all considered scenarios and thus the planning condition can be amended to remove the 6 monthly reviews.
- The conditions requiring neoprene isolators and a noise management plan (**conditions 4 and 5**) should be retained.

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC03	Green Infrastructure, Trees and Landscaping
	CC06	Noise
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4

PLANNING ISSUES

Description of Development:

1. The application is to vary condition no. 3 (Hours of Operation) of the planning consent 181565 that allowed temporary use of the new pitch to extended hours (up to 22:00 Monday to Friday). The original condition requires ad infinitum half-yearly review of the noise management plan that can result in reduction of hours of operation to 20:00. The variation of condition application seeks permission for hours of operation to be permanently retained to:

07:30 – 22:00 Monday to Friday and
08:00 – 20:00 Weekends and Bank Holidays.

Principle of Development:

2. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
3. The principle of development for erection of a 3G pitch (AGP) at this location has already been established following grant of planning consent 181565. The current proposal seeks permission to operate the pitch for extended hours permanently. The primary reason for the original condition was to safeguard neighbouring amenities from noise disturbance. The current proposal would have to comply with MDD Local Plan Policy CC06: Noise.

Character of the Area:

4. The proposed variation of condition would not have any additional impact on the character of the area.

Residential Amenities:

8. Concerns were raised at the time of original application relating to proposed operating hours and associated noise disturbances. It was considered that subject to condition requiring an ad infinitum half-yearly review of noise management plan, a temporary permission for extended operating hours would be permitted. The condition also included a clause stating that the operating hours could be shortened should the noise management plan not be submitted to the satisfaction of the Local Planning Authority.
9. The pitch is intended for use for football and rugby at both competitive and recreational levels. However, the ability to use the pitch for competitive level, including Football Association (FA) football league, requires use of the pitch during the football season which runs between September and May until 10pm at night. The 3G pitch will be used for mini-soccer from 9am at the weekend – which is a FA priority. In addition, the viability of the project requires the facility to be used by other external clubs and groups throughout the year with the opening hours proposed. As such, for these reasons the applicant has stated Condition 3 may prejudice the project if the proposed hours are shortened.
10. In terms of noise standards, The WHO (World Health Organisation) Guideline for community noise 1999 set out that 'In Dwellings..... indoor guideline values for bedrooms are 30 dB L_{Aeq} for continuous noise and 45 dB L_{Amax} for single sound events. At night-time, outside sound levels about 1m from the facades of living spaces should not exceed 45 dB L_{Aeq} so that people may sleep with bedroom windows open. This value was obtained by assuming that the noise reduction from outside to inside with the window open is 15 dB (pg. xiii)'.
11. Government Guidance (Noise Nuisances: how councils deal with complaints) defines 'night time' as being between 11pm and 7 am. The permitted noise level from

within the residents dwelling is defined as 34 dBA (decibels adjusted) if the underlying level of noise is no more than 24 dBA and 10 dBA above the underlying level of noise if this is more than 24 dBA.

12. The noise likely to be generated by the scheme would include those from persons using the pitch (shouting, talking, whistles, clapping), from balls hitting the fences (the sound of the impact and fence rattle), spectators cheering, but also from persons leaving the site, including chatter, opening and closing of car doors, and tyre and engine noises.
13. An updated Noise Impact Assessment by Acoustic Consultants Ltd has been submitted with the application. This includes additional noise levels from similar pitches – one from Arborfield Green Leisure Centre (within the Borough) and other from Vyne School (from Basingstoke and Dean). A site noise survey was undertaken between 16:30 and midnight to determine the noise climate of this area.
14. This additional information is used to create computer model that indicates expected noise levels at Emmbrook School. The report states that the highest noise level behind the goal (in the same orientation as the houses relative to the pitch at Emmbrook) is 60dB L_{Aeq} , (1 hour) at 10 metres. This means at a distance of 10m behind the goal, maximum average noise over a period of 1 hour would be 60dB. Relative positions of nearby dwellings are approximately 55.5m to the east and 61.5m to the west behind the goal lines. Using this additional data, the noise report predicts that the noise level experienced by the houses to the East could be up to 51dB L_{Aeq} , 1 hour at their facade.



15. The proposed hours of operation for the proposal (between 07:30 – 10pm Monday to Friday, and between 8am – 8pm on Saturday, Sunday and bank holidays) would fall within the definition of 'day time'. As such, the assessment is based on daytime values only as defined by government guidance (Noise Nuisance).

16. To determine this worst-case impact, a noise model of the Emmbrook site has been generated with a source noise level of 60dB L_{Aeq} (1 hour) at 10 metres. 3 metre high acoustic barriers have been included in the model along the length of the east and west pitch boundaries outside the fence line.
17. The predicted noise level is considered to be the 'Worst case scenario' which is 1 dB higher than the WHO guidelines for noise disturbance for outdoor areas. For residential properties, WHO states that noise in outdoor areas must not exceed 50 L_{Aeq} dB which is defined as 'Moderate annoyance, daytime and evening'. As such, an additional noise level of 1dB above the recommended level would be noticeable but would not be intrusive.
18. It is possible to mitigate the marginal additional 1 dB L_{Aeq} of noise by implementing a well-designed noise management plan. Additionally, the approved 4.5m high ball stop fence could be double cladded for additional acoustic insulation.
19. On the basis that the worst-case measured noise levels can be controlled to acceptable levels, activity until 22:00 hours can occur with negligible risk of adverse impact.
20. At the same time it is considered that noise monitoring and noise management plans as required by the original Condition 3 are still relevant and is recommended to be secured by rewording Condition 5 to include continual reviewing of the noise management plan. The re-worded condition is a pre-occupancy condition requiring a framework for continual appraisal of the management plan (including implementation of mitigations) to avoid noise impacts to be submitted and approved by the LPA. Such appraisal should include any noise complaints received, at what time noise occurring, how it was addressed and the effectiveness of such addressment. This was a requirement of the original Condition 3 and its inclusion in Condition 5 would ensure safeguarding of neighbouring amenity.
21. Subject to implementation of recommended noise mitigation measures and well planned noise management scheme, the proposal would not have any adverse impact on any neighbouring properties.

CONCLUSION

22. The proposed variation of condition to remove ad infinitum half-yearly review of noise management plan in considered acceptable and it is recommended that the application is approved subject to implementation of noise mitigation and management plan. Original conditions 4 and 5 are still relevant and are proposed to be retained. Condition 5 is proposed to be varied to include clauses relating to noise management that were originally part of condition 3 to safeguard neighbouring residential amenity.

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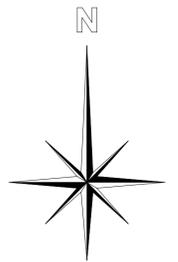
Emmbrook School
Creation of Artificial Grass Pitch (AGP)



SSL CONSULTANTS
 Surfacing Standards Ltd
 14 Perth Road, Perth, Perthshire, Perth, Scotland
 PH1 1SD
 0156 400112

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- NOTES
- 3G artificial grass field of play
 - Permanent / painted pitch markings
 - Hard standing areas (goals storage / respect spectator area)
 - Maintenance equipment store
 - Paved mowing margin (weed / vegetation barrier)
 - Dividing net system
 - Floodlight mast with luminaires
 - 4.5m high ball stop fence
 - 2.0m high ball stop fence
 - 1.2m high pitch perimeter barrier



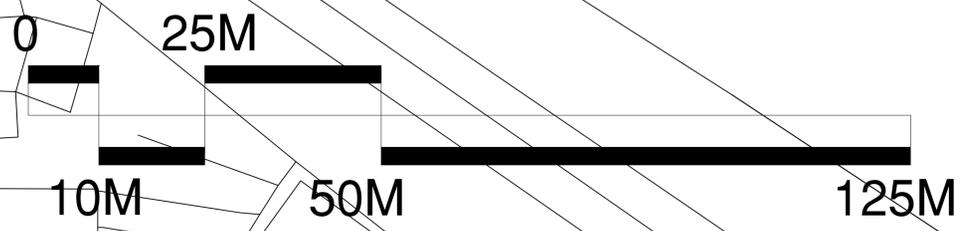
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REV	DESCRIPTION	BY	CHK/ DATE



AUTHOR
 Sam McDonald

TITLE
Emmbrook School
Creation of Artificial Grass Pitch (AGP)
Proposed Site Plan

PROJECT	SCALE	SIZE
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DRAWING No	REVISION	
03	00	



153

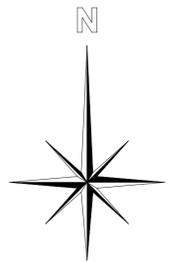
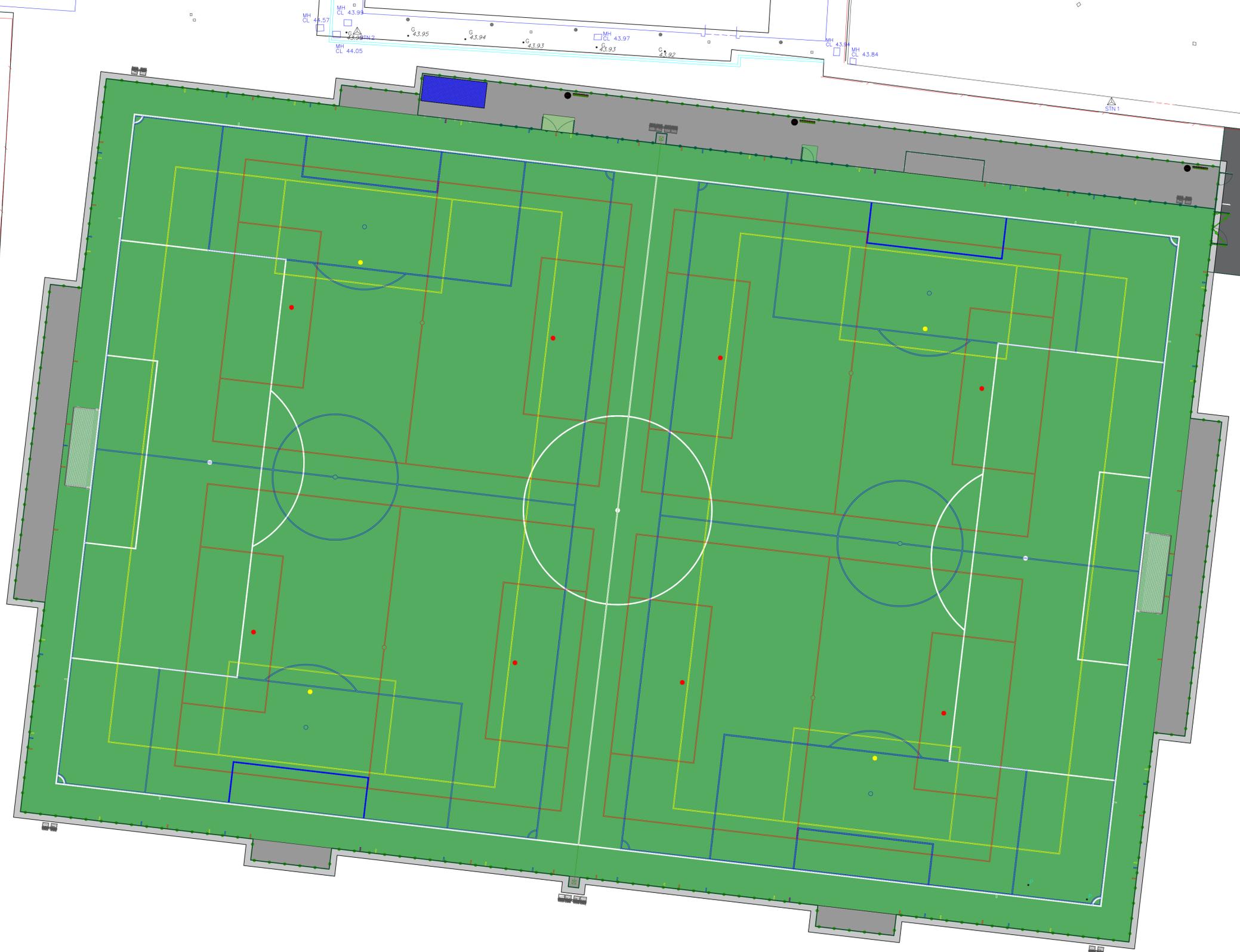
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Emmbrook School

Creation of Artificial Grass Pitch (AGP)

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 - 2.0m high ball stop fence
 - 1.2m high pitch perimeter barrier



REV	DESCRIPTION	BY	CHK	DATE
00	PLANNING ISSUE	SMD		04/05/18



AUTHOR
Sam McDonald

TITLE
Emmbrook School
Creation of Artificial Grass Pitch (AGP)
Proposed AGP Layout

PROJECT	SCALE	SIZE
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DRAWING No	REVISION	
04	00	



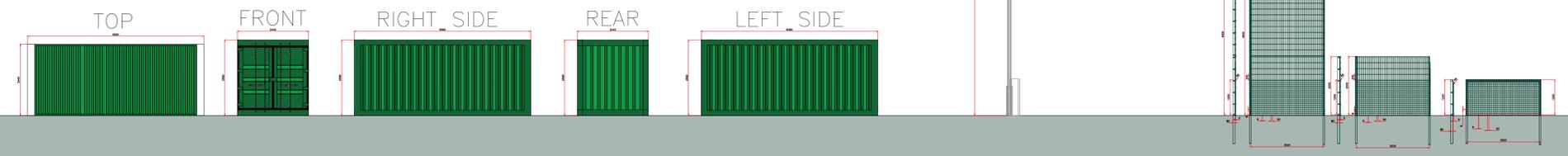
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Emmbrook School

Creation of Artificial Grass Pitch (AGP)

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NOTES



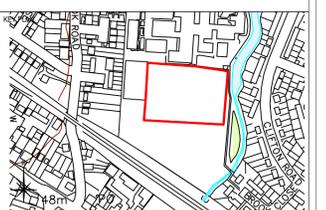
Maintenance equipment store

15m high floodlight with luminaires

Ball stop fence and pitch perimeter barrier



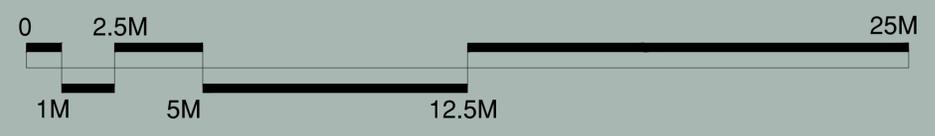
REV	DESCRIPTION	BY	CHK	DATE
00	PLANNING ISSUE	SMD		04/05/18



AUTHOR
 Sam McDonald

TITLE
Emmbrook School
 Creation of Artificial Grass Pitch (AGP)
 Proposed AGP Elevations

PROJECT	SCALE	SIZE
SS2393	1:100	A1
DRAWING No	REVISION	
05	00	



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