



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held
David Hicks 1 - Civic Offices, Shute End, Wokingham RG40
1BN on **WEDNESDAY 10 JULY 2019 AT 7.00 PM**

A handwritten signature in black ink, appearing to read 'Susan Parsonage', written in a cursive style.

Susan Parsonage
Chief Executive
Published on 2 July 2019

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

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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

Simon Weeks (Chairman)	Chris Bowring (Vice-Chairman)	Stephen Conway
Gary Cowan	Carl Doran	Pauline Jorgensen
Abdul Loyes	Andrew Mickleburgh	Malcolm Richards
Angus Ross	Rachelle Shepherd-DuBey	

ITEM NO.	WARD	SUBJECT	PAGE NO.
15.		APOLOGIES To receive any apologies for absence.	
16.		MINUTES OF PREVIOUS MEETING To confirm the Minutes of the Meeting held on 12 June 2019.	5 - 16
17.		DECLARATION OF INTEREST To receive any declaration of interest	
18.		APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
19.	Bulmershe and Whitegates	APPLICATION NO. 191011 - 30 PITTS LANE, EARLEY, RG6 1BT Recommendation: Conditional approval subject to legal agreement	17 - 44
20.	Bulmershe and Whitegates	APPLICATION 190990 - 128 CHURCH ROAD, EARLEY Recommendation: Conditional approval subject to legal agreement.	45 - 74
21.	South Lake	APPLICATION NO. 191126 - 24 CAMPBELL ROAD, WOODLEY, RG5 3NA Recommendation: Conditional approval.	75 - 100
22.	Bulmershe and Whitegates	APPLICATION 191243 - THAMES VALLEY PARK, BUILDING 1, THAMES VALLEY PARK DRIVE, EARLEY Recommendation: Conditional approval	101 - 118
23.	Bulmershe and Whitegates	APPLICATION NO. 191090 - 30 HILLTOP ROAD, EARLEY, RG6 1DA Recommendation: Conditional Approval subject to legal agreement.	119 - 132

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 12 JUNE 2019 FROM 7.00 PM TO 10.59 PM**

Committee Members Present

Councillors: Simon Weeks (Chairman), Chris Bowring (Vice-Chairman), Stephen Conway, Gary Cowan, Carl Doran, Pauline Jorgensen, Abdul Loyes, Andrew Mickleburgh, Malcolm Richards and Rachelle Shepherd-DuBey

Councillors Present and Speaking

Councillors: Charlotte Haitham Taylor

Councillors Present

Councillors: John Halsall, Adrian Mather, Imogen Shepherd-DuBey and Wayne Smith

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

Stefan Fludger
Christopher Howard
Alex Thwaites

5. APOLOGIES

An apology for absence was submitted from Angus Ross.

6. MINUTES OF PREVIOUS MEETINGS

The Minutes of the meeting of the Committee held on 8 May 2019 and the Minutes of the Extraordinary meeting of the Committee held on 22 May 2019 were confirmed as a correct record and signed by the Chairman, subject to the following typographical amendments:

Minutes of the meeting of the Committee held on 8 May 2019:

Agenda page 6: “that the Winnersh areaa was in need...”

Agenda page 7: “that the surrounding roads were usually full with on street parking...”

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.

7. DECLARATION OF INTEREST

There were no declarations of interest.

8. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications were recommended for deferral, or withdrawn.

9. APPLICATION NO. 181499 - LAND SOUTH OF CUTBUSH LANE, SHINFIELD, RG2 9AG

Proposal: Full planning application for the erection of 249 dwellings, new public open space, landscaping, surface water attenuation, access and associated works at land to the south of Cutbush Lane Shinfield.

Applicant: Bellway Homes and the University of Reading

The Committee received and reviewed a report about this application, set out in agenda pages 15 to 110.

The Committee were advised that the Members' Update included:

- An 37 updated list of head terms/alternative recommendation C on Pages 17 and 37;
- Replacement Table 1 on page 56;
- Removal of the work 'around' on page 60 paragraph 40;
- Typographical clarification on page 65 paragraph 73 stating that the total parking space allocation was 415 allocated spaces and 95 unallocated/visitor spaces;
- Clarification regarding the SANG capacity.

Jack Hatch, resident, spoke in objection to the application. Jack stated that he was surprised that this application had returned to the Planning Committee so quickly, considering the amount of details that had changed including the SANG provision. Jack was of the opinion that many of the objections raised by residents and interested parties had not been adequately addressed. Jack stated that many of the objections had highlighted that the proposed development site was not originally present in the SDL and was instead released via an Executive decision. Jack was of the opinion that the surrounding area of Shinfield was not coping with the existing levels of housing development and raised concerns relating to the lack of highways traffic concerns raised. Jack added that there was concern regarding access to the proposed development, citing that the access road was very limited with regards to space, especially on the west side of the road where the proposed development would be situated. Jack was of the opinion that the proposed access was therefore not safe. Jack concluded by querying whether the proposed development met Wokingham's needs effectively.

Mark Chatfield, resident, spoke in objection to the application. Mark stated that further consultation had not been carried out between the developer and the residents despite the significant changes to the application. Mark added that the report had noted that any archaeological findings on the proposed development site would be of little value, Mark felt that this was an opinion and he referenced that Shinfield had a longstanding history. Mark was of the opinion that there was no way to assess the impact to residents' wellbeing should the site be developed, and added that the proposed development could create additional pollution. Mark stated that traffic issues were already commonplace around the proposed development site and felt that this development would only exacerbate these existing problems. Mark added that there was poor pedestrian access to the proposed development and that this could lead to dangerous situations. Mark noted that the reptile survey was undertaken in December which was contrary to advice given by Natural England on how and when to undertake such surveys. Mark concluded by commenting that local residents would concur that there was no capacity within local services such as GP surgeries for additional local residents.

Nick Paterson Neild, Agent, spoke in favour of the application. Nick stated that the premise for housing on this land was established in 2010, and was included within the 2017 Shinfield neighbourhood plan. Nick added that Wokingham Borough Council's (WBC's) core strategy supported the SDL and a sustainable plan for present and future residents of Shinfield. Nick stated that a public consultation event had taken place with residents at the Shinfield Parish Hall, and added that the applicant had worked alongside a range of professional Officers to improve on various aspects of the application. Nick commented that there was an emergency access route to the proposed development along the north east side, and added that traffic surveys had been undertaken by the applicant. Nick stated that the applicant would provide S106 contributions, provide a T-junction, and landscaping enhancements to the eastern edge of the proposed site. Nick stated that the proposed development would provide 35% affordable housing, a new children's play area and sports pitch in addition to a new cycle and footpath. Nick confirmed that the proposed development would provide £6.5 million in CIL contributions which could provide for education and community facilities to benefit current and future residents. Nick concluded by stating that there were no technical objections to the application, and that the application fully accorded to the neighbourhood plan.

Jim Frewin, Ward Member, submitted a written statement which was in objection to the application. In his absence, Chris Bowring read out the statement. Jim outlined that his objections were in three main parts, namely pushing the date of development forward from 2026 to 2019 (and the need of doing so), the suitability of the SANG and residents wellbeing, and the previous character of the area. Jim stated that there were varying figures regarding WBC's land supply, ranging from 5.27 years to 11 years. Jim added that the local housing market had stagnated and was of the opinion that there was no demonstrable need for the proposed development, citing other major developments in the area. Jim added that the original proposed date of 2026 would have allowed time for appropriate infrastructure and community improvements to have been undertaken. Jim stated that a consequence of pushing the development date forward to 2019 would be a deteriorated level of wellbeing for residents. Jim was of the opinion that the calculation for the SANG allocation was questionable in addition to it being situated over 400m from the proposed development which would result in more people having to drive there. Jim stated that the development would create more pollution in the local area as a result of construction and increased car usage. Jim concluded by commenting that the prevailing character of an area was defined as being 50 to 60 metres from the application, with no 3 storey or linked terraces housing present within the prevailing area adjacent to the proposed development.

Charlotte Haitham Taylor, Ward Member, spoke in objection to the application. She raised concerns relating to the accompanying SANG, citing that the previous SANG was refused by Members and now no new SANG would be required for this application, thereby limiting the public open green space that local residents would be able to use. Charlotte stated that further development in Shinfield would lead to the village doubling in size, with roads already being at capacity and congested with traffic. Charlotte added that at the time when this land was released the land supply was close to 5 years, with the land supply currently being approximately 6.83 years, not taking in to account the South Wokingham SDL. Charlotte asked for assurances that planning permission would be refused in line with recommendation C should those circumstances occur. Charlotte concluded by stating that the proposed 3 storey buildings were a massive design element which were out of keeping with the prevailing area and commented that the proposed children's play area was toward the edge of the development, next to a bike path.

Pauline Jorgensen queried a number of aspects regarding traffic flow, traffic modelling and congestion in the area of the proposed development. Judy Kelly, Highways Development Manager, stated that WBC use a strategic transport model which used an agreed study area to evaluate traffic flow both currently and in the future when a proposed development would be fully occupied and if the development would not be present. Judy stated that only one junction was identified to be a concern as a result of this modelling, and improvements could be made to alleviate these issues. Judy added that the strategic transport model also looked at the wider road network of the Borough as a whole, in addition to looking at the flow of traffic in and out of adjoining areas such as Reading and Bracknell. Judy stated that the circulatory carriageway could be increased to 4 lanes from 3 if required to ease congestion.

Stephen Conway asked for clarification regarding to the alternative recommendation C on agenda page 37. Connor Corrigan, Service Manager – Strategic Development Locations Planning Delivery, stated that it allowed Officers a ‘backup clause’ to refuse development if S106 obligations were not met within a reasonable timeframe. Connor added that the S106 agreement for this application was realistically a few days away from completion.

Stephen Conway queried whether the 3 storey buildings were out of keeping with the prevailing area, referring to the Officer comment on agenda page 44 which outlined 3 storey buildings in the area which Stephen felt were far from the proposed development and not in the prevailing area of the proposed development. Chris Howard, Case Officer, stated that the 3 storey buildings had already been consented in other developments locally and helped to provide a mix of housing types within the proposed development. Chris added that 3 storey buildings would be sited towards the centre of the development and would also be screened by the two storey housing which is located on the edge of the development.

Rachelle Shepherd-DuBey queried why the affordable homes were situated in one place on the proposed development site, and queried why solar panels were not included within the proposed development. Chris Howard stated that affordable homes were commonly situated in one area of a development site to allow for easier management of the properties. Chris added that solar panels required maintenance and were not a perfect solution, and clarified that the fabric first solution would secure carbon savings at the building stage of development.

Gary Cowan raised a number of concerns regarding this application, including the process of how the land was released via Executive decision, the precedent that recent appeal decisions had on this application, the calculation of the associated SANG including car parking provision and the long journey time to said SANG, the inclusion of 3 storey buildings when the prevailing area did not include these and the single access point to the development. Chris Howard clarified that the Ridge SANG had planning permission approved in 2014 and added that this included both parts of the SANG, as the SANG was previously partially fenced off. Chris confirmed that the SANG provision was acceptable in planning terms. Chris stated that a S106 agreement was in place to ensure that the SANG was developed and maintained to an acceptable standard.

Mary Severin, Borough Solicitor, clarified that the Executive decision only released the land into the housing land supply, and the Committee’s role was to take in to account all of the relevant planning policies and was not bound by the Executive decision.

Carl Doran queried the forecast number of houses for the SDL and how many homes were currently occupied, the tenure mix of affordable housing not meeting the 70:30 split of social rent to shared ownership, whether the lack of health care capacity was a material consideration, and how the application came forth. Chris Howard stated that there was no maximum limit to the SDL and that so long as an SDL was sustainable the Government was pressing for development to continue. Chris added that 2790 houses had been permitted within the SDL. Simon Weeks commented that the CCG Chief Executive had previously confirmed that the Shinfield GP surgery was running at half capacity and would need to employ more GPs to increase this. Chris Howard stated that the affordable housing working group had accepted the affordable housing proposals, including the commuted sum, and clarified that the affordable housing proposals reflected what was currently needed and in demand. Connor Corrigan clarified that approximately 1230 occupations had been verified within the SDL as of March 2019. Connor added that the University of Reading had instigated the application and pre-application advice.

Andrew Mickleburgh asked for clarification regarding the early release of the land into the housing land supply. Simon Weeks commented that the land was released by Executive decision as some developers had convinced the Planning Inspectorate that WBC had below a 5 year land supply, for example 4.96 years. Simon explained that this had led to other developers placing speculative applications in highly unsuitable and unsustainable development areas. By releasing the land, Simon explained that it put the housing land supply comfortably above 5 years which gave WBC back control to determine planning applications. Connor Corrigan stated that the site was always considered suitable, for that reason it was included as an adopted site in the Council's Core Strategy and had been assessed by modelling a full occupancy rate in 2026.

Malcolm Richards raised concerns relating to the site only having one main access point and an emergency access point. Chris Howard clarified that a previous appeal for a separate development was allowed, adding that this site also had one entrance.

Pauline Jorgensen stated that the Borough Design Guide stipulated that play areas should be situated towards the centre of developments, allowing the area to be overlooked by houses. Pauline reiterated concerns with regards to the traffic modelling.

Chris Bowring asked for clarification regarding the traffic modelling and the congestion levels of the relief road. Judy Kelly stated that traffic modelling had estimated that approximately 120 journeys would be made during the morning peak as a result of the proposed development. Judy added that the relief road had been included in the modelling at full occupancy rates in 2026 and the traffic flow was deemed to be acceptable.

Chris Bowring asked for clarification with regards to the emergency access to the proposed development, and whether the affordable housing provision complied with policy. Judy Kelly clarified that the emergency access would be through the east side and was covered by condition. Chris Howard stated that the affordable housing was compliant with policy, and added that it was common to have 3 storey buildings towards the centre of sites in order to allow for a greater diversity of housing mix.

A number of Members raised concerns that the development encroached on the countryside.

A number of Members raised concerns that the affordable housing mix and commuted sum was not appropriate and did not provide enough social renting dwellings. Connor

Corrigan stated that the proposals were policy compliant, and clarified that WBC allowed for off-site commuted sum contributions.

A number of Members surmised reasons for an alternative proposal to refuse the application, these being that the application:

- Was contrary to the character of the existing prevailing area due to the inclusion of 3 storey buildings;
- Had an inappropriate split of affordable housing, namely a lack of social rent properties;
- Encroached on the countryside and was contrary to CS 11;
- Had an inappropriately positioned play area situated towards the edge of the proposed development which lacked surveillance.

The proposal to refuse the application was moved by Stephen Conway and seconded by Carl Doran. Upon being put to a vote it was:

RESOLVED That application 181499 be refused, due to the application being contrary to the character of the existing prevailing area due to the inclusion of 3 storey buildings, had an inappropriate split of affordable housing - namely a lack of social rent properties, encroached on the countryside and was contrary to CS 11, and had an inappropriately positioned play area situated towards the edge of the proposed development which lacked surveillance.

10. APPLICATION NO. 190881 - ADDINGTON SEN SCHOOL, WOODLANDS AVENUE, WOODLEY, RG5 3EU

Proposal: Full planning application for the erection of a new teaching block, extended car parking and the reconfiguration of the existing MUGAs and sensory garden.

Applicant: Wokingham Borough Council C/O DHA Planning Ltd

The Committee received and reviewed a report about this application, set out in agenda pages 111 to 152.

The Committee were advised that the Members' Update included:

- Clarification that agenda pages 127 to 142 were duplicated due to an administrative error;
- Additional comments received;
- Alteration to condition 6 to replace the word 'provided' with 'implemented';
- Altered condition 9.

Jenny Lissaman, on behalf of the residents' association, spoke in objection to the application. Jenny commented that the Committee had not undertaken a site visit for this application. Jenny was of the opinion that the application would allow a much loved open space to become lost and added that residents were becoming fatigued with a lack of consultation and compromise with developments in the area. Jenny queried why there was a need for the application to include a car park, when there was capacity at other local sites including the space owned by the University of Reading nearby. Jenny was of the opinion that the Officer report did not clarify how the new development would be screened, adding that a hedge would provide inadequate screening in the winter months. Jenny asked that the overall parking strategy for the area be evaluated in order to find a more amenable solution. Jenny added that Wokingham Borough Council (WBC) was ignoring its

own policies with regards to this application, and asked that the application be taken away and revised.

Jim Leivers, WBC Interim Director of Children's Services, spoke in support of the application. Jim stated that Addington was a brilliant school which had been rated as 'Outstanding' by Ofsted. Jim added that without the proposed development resource WBC would be required to provide alternate services for the children Addington served. Jim concluded by stating that the application had been carefully considered and assessed by himself, the Head teacher and Planning Officers, and was a resource which was very much needed.

A number of Members queried whether there was a need for new parking provision, when considering that there was available parking locally. In addition, Carl Doran commented that the Site of Urban Landscape Value (SULV) was being constantly eroded, and the proposed car parking would add to this. Alex Thwaites, Case Officer, stated that from a planning perspective an increase pupil and staff numbers resulted in an increase in parking provision, and this had been assessed by highways and was deemed acceptable. Alex added that there had to be a balanced approach to the SULV as the parking had to be positioned somewhere on site. Alex added that the proposed main teaching block was positioned outside of the SULV. Simon Weeks stated that if the application was approved, Jim Leivers could enter discussions with the University of Reading to explore alternative options for parking.

Stephen Conway asked for clarification regarding screening of the proposed development, and sought clarification regarding the emergency planning Officer's comments. Alex Thwaites stated that Woodlands Avenue would be screened from view, which would be secured by landscaping condition. Connor Corrigan, Service Manager – Strategic Development Locations Planning Delivery, stated that the emergency planning Officer had concerns about placing more development over a gas pipeline. Connor added that a Health and Safety Executive, gas pipeline operator, SGN and an independent consultant had been consulted and determined the risk to be minimal, for example a 1 in 1,000,000 chance of a minor event, such as a gas leak, to occur on the proposed development site.

Pauline Jorgensen queried why orange fencing was to be used at the proposed development. Alex Thwaites stated that this was a continuation of existing fencing and was required to stop access to the car park from other areas. Alex added that the fencing would be screened which was covered by condition.

Malcolm Richards queried when the construction work would take place and whether the proposed development would include sprinklers. Connor Corrigan stated that the construction work would be undertaken in a safe and considerate manner, with some of the construction taking place during term time. Connor confirmed that sprinklers would be included within the new teaching block.

Members of the Committee were unanimous in their opinion that Addington School was a brilliant resource that was in need of expansion and development in order to continue to provide excellent services to children across the Borough.

Simon Weeks proposed that the Officer recommendation be amended, to include a new informative that asked Addington School and its representatives to engage in conversation with the University of Reading to identify if an existing parking solution for the new development could be provided off site. This amendment was seconded by Chris Bowring

and upon being put to a vote it was resolved that the recommendation be amended to include the above informative.

RESOLVED That application 190881 be approved, subject to conditions and informatives as set out in agenda pages 112 to 117, altered condition 6 and 9 as set out in the Members' Update, and new informative 9 as resolved by the Committee.

11. APPLICATION NO. 190455 - ARBORFIELD GARRISON SDL AND ADJOINING LAND, PARCEL X, ARBORFIELD, RG2 9LN

Proposal: Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 for the construction of 70 dwellings together with access from the Primary School Access Road (PSAR), associated internal access roads, parking, landscaping and footpaths/cycleways relating to land at Parcel X.

Applicant: Bewley Homes Plc C/O Savills (Mr Stuart Garnett)

The Committee received and reviewed a report about this application, set out in agenda pages 153 to 190.

The Committee were advised that the Members' Update included:

- Clarification of condition 6(b);
- Alteration to condition 7.

Simon Weeks commented that this application was one of a series of reserved matters application for the wider Arborfield Garrison development site.

Gary Cowan commented that the 3 storey buildings towards the edge of the proposed development were not desirable, and sought clarification regarding parking restrictions. Alex Thwaites, Case Officer, clarified that parking restrictions would be enforced by condition.

Stephen Conway queried why there was a Highways objection to the application. Connor Corrigan, Service Manager – Strategic Development Locations Planning Delivery, clarified that the number of parking spaces were compliant and the Highways objection was related to the positioning of particular visitor spaces, and Highways suggested that trees be removed in order to reposition the spaces. Connor added that as the spaces were policy compliant, it was desirable from a planning and visual perspective to retain those trees.

Rachelle Shepherd-DuBey queried what the commuted sum would be used for in terms of affordable housing development. Simon Weeks stated that the commuted sum would be used to help redevelop the Gorse Ride estate, both renovating existing homes and creating brand new ones.

Carl Doran raised concerns over the split of affordable homes and the use of a commuted sum. Alex Thwaites confirmed that the proposed development conformed to the approved housing mix as stipulated at outline planning consent.

RESOLVED That application 190455 be approved, subject to conditions and informatives as set out in agenda pages 154 to 158, clarified condition 6(b) and amended condition 7 as set out in the Members' Update.

12. APPLICATION NO. 190618 - LIBERTY OF EARLEY HOUSE, STRAND WAY, EARLEY

Proposal: Full application for the change of use from Aged Care Facility to residential (all affordable), the creation of six new apartments (36no flats in total) through conversion of part of existing communal areas, provision of communal lounge, managers office and visitor room and the addition of 8no car park spaces

Applicant: Kate Bessant of Reading Almshouses Charity

The Committee received and reviewed a report about this application, set out in agenda pages 191 to 222.

The Committee were advised that there were no Members' Updates. However, Connor Corrigan, Service Manager – Strategic Development Locations Planning Delivery, advised that the officer recommendation be updated to read:

- A. Completion of a **satisfactory** legal agreement to secure the provision of 100% affordable housing, the limitation of single occupancy for some units and the use of the visitor room

Peter Webb, Applicant, spoke in favour of the application. Peter stated that the charity operated from two other locations and always aimed to build a community which worked in a harmonious way with the existing area. Peter added that the average age of residents was approximately 68, however key workers including nurses and police had been accommodated for in the past. Peter stated that a large proportion of tenants tended to be single occupants, and that the residents occupied the building under terms of licence which would allow for the property to remain as affordable rent indefinitely. Peter added that the dwelling would not offer care however individuals were welcome to bring in their own care. Peter commented that the previous owner of the property had concluded that the aged care facility was not viable to continue. Peter stated that the communal meeting room would be retained in addition to the existing management office and laundry room.

Simon Weeks commented that the living spaces were smaller in area than in many applications, however many residents could be transferring from temporary accommodation solutions such as Bed & Breakfast, in addition to many of the residents being single occupants. Simon added that the smaller living spaces were therefore acceptable in the circumstances, especially when considering the communal meeting room and garden area available to residents.

A number of Members raised concerns regarding the parking provision at the proposed development, including the possibility of increased on-street parking as a result of the proposed development. Judy Kelly, Highways Development Manager, stated that the parking provision met Wokingham's parking standards. Judy added that Wokingham's parking standard was 0.5 unallocated spaces per 1-bedroom rental flat property, and as the development provided 24 spaces for 36 homes the provision exceeded standards. Judy added that a car parking management strategy was to be provided by condition.

Members of the Committee welcomed the provision of more affordable housing in the Borough.

RESOLVED That application number 190618 be approved subject to conditions and informatives as set out in agenda pages 192 to 197.

CONTINUATION OF THE MEETING

At this point in the meeting 10.25pm, in accordance with Procedure Rule 8.2.9, the Committee considered a Motion to continue the meeting beyond 10.30pm, up to no later than 11pm, to enable further business on the Agenda to be transacted. This was proposed by Simon Weeks and seconded by Chris Bowring.

RESOLVED That the meeting be extended past 10.30pm, up to no later than 11pm, to enable further business on the Agenda to be transacted.

13. APPLICATION NO. 190673 - LUCKLEY HOUSE SCHOOL, LUCKLEY ROAD, WOKINGHAM, RG40 3EU

Proposal: Full application for the proposed construction of a reduced size multi-use synthetic turf sports pitch with a 3m-4.5m high fence and 6no 12m column floodlights

Applicant: Mr Norman Patterson

The Committee received and reviewed a report about this application, set out in agenda pages 223 to 292.

The Committee were advised that the Members' Update included:

- Correction to condition 12;
- Officer response to an additional letter of objection from neighbouring properties, represented by ET Planning Consultant.

Adrian Mather, Wokingham Town Council, spoke in objection to the application. Adrian stated that Wokingham Town Council Planning Committee had previously resolved this particular application and could therefore no reconsider it within a six month period. Adrian stated that since resolving this application, further information had come to the attention of the Town Council Planning Committee that was pertinent to the application. Adrian asked that the Committee consider all the relevant information and allow time for the Town Council to reconsider the application.

Emily Temple, Planning Consultant on behalf of local residents, spoke in objection to the application. Emily stated that she was representing 14 residents and commented that a formal stage 1 complaint had been submitted to Wokingham Borough Council (WBC) with regards to this planning application. Emily added that residents had commissioned an independent noise impact assessment which had taken into account noise sources including spectators, traffic noise, PA system(s), referee's whistle and background noise. Emily was of the opinion that many of these noise sources had not been fully assessed or modelled by the applicant's noise impact assessment. Emily was of the opinion that although condition 6 was intended to mitigate harm it did not meet the test to be an enforceable condition. Emily stated that light intrusion from the proposed floodlights would be harmful to residents, especially in the winter months and there was inadequate screening proposed between the residential properties and the proposed development site. Emily was of the opinion that the application had been returned to the Committee far too early, and urged the Committee to allow time for a further noise impact assessment to be commissioned.

Norman Patterson, Applicant, spoke in favour of the application. Norman stated that a revised community involvement statement had been submitted for consideration. Norman confirmed that the application had no association with or funding supplied by Sports England and that the school's business plan was not dependant on the pitch producing any income from third party use. Norman stated that use of whistles would be restricted to Saturday mornings and added that this was easily enforceable by only allowing bookings which required use of a whistle to Saturday morning slots.

Maria Gee, Ward Member, submitted a written statement which was in objection to the application. In her absence, Chris Bowring read out the statement. Maria noted that the residents did not object to the Multi Use Games Area (MUGA) itself but instead the current plans for its design and use. Maria sought confirmation that a site visit had been carried out by Officers at dusk to assess the effects on residents and wildlife. Maria urged Officers to seek a revised noise impact assessment from Peak Acoustics, and consider the findings of the noise impact assessment commissioned by the residents of Denby Close. Maria sought clarification with regards to her previously submitted comments to confirm that an additional assessment of the effects of noise on bats both when foraging and in hibernation had been carried out. Maria sought confirmation that a risk assessment had been undertaken by the developers to assess the change of after school use from school use to substantial community use. Maria sought clarification that WBC would undertake an assessment to measure the light spillage to ensure that the development met the requirements of the planning permission, if granted. Maria was of the opinion that should the light spillage not conform to the planning permission requirements, that additional screening or hours of operation be implemented. Maria commented that a natural screen of 3m to 4m in height approximately 5m to 10m from the properties on Denby Close would provide screening from the lights. Maria noted that residents had complained that the distance measurements were incorrect and asked that they be revised prior to determination of this application.

Stephen Conway queried whether hockey would still be played on the sports pitch should the development be allowed. Stefan Fludger, Case Officer, stated that hockey would only be played during school hours and would not occur after 5pm.

Gary Cowan commented that he felt that the 12m high flood lights would intrude on neighbouring properties and that the load noises such as a whistle did not account for residents having their windows open.

Gary Cowan and Rachelle Shepherd DuBey raised concerns regarding the hours of operation for the proposed site, and suggested that these be reduced. Simon Weeks proposed that the hours of use be reduced to 8pm between the months of April through to August, with the other times for hours of use as contained in the Members' Update remaining unchanged. This proposal was seconded, carried, and subsequently amended condition 12 (as amended within the Members' Update).

RESOLVED That application 190673 be approved, subject to conditions and informatives as set out in agenda pages 227 to 233, and amended condition 12 as set out in the Members' Update and subsequently amended by the Committee.

**14. APPLICATION NO. 190747 - LAND REAR OF STANBURY HOUSE,
BASINGSTOKE ROAD, SPENCERS WOOD, RG7 1AJ**

Proposal: Full planning application for change of use of agricultural land to provide Suitable Alternative Natural Greenspace (SANG) and associated access, car park, footpaths and landscaping works (Renewal of planning permission 161920)

Applicant: Cooper Estates Strategic Land Limited

The Committee received and reviewed a report about this application, set out in agenda pages 293 to 318.

The Committee were advised that there were no Members' Updates.

Carl Doran queried whether the 57 houses at Stanbury had been approved, Simon Weeks confirmed this to be correct.

RESOLVED That application 190747 be approved subject to conditions and informatives as set out in agenda pages 294 to 298.

Agenda Item 19.

Application Number	Expiry Date	Parish	Ward
191011	12/07/2019	Earley	Bulmershe and Whitegates;

Applicant	Hicks Developments Ltd
Site Address	Land to the rear of 30 – 32 Pitts Lane, Earley, RG6 1BT
Proposal	Full planning application for the proposed erection of 1 no. 4 Bedroom detached house and 2 no. 3 Bedroom semi-detached houses with associated parking, access and landscaping.
Type	Full Planning
PS Category	13
Officer	Senjuti Manna
Reason for determination by committee	Listed by Councillor Boyt on following grounds: <ul style="list-style-type: none"> • The site is in SULV and the proposal fails to retain and enhance the special landscape features; • The proposal impacts at least one TPO tree; • Proposal will be dominating and overbearing when SULV is viewed from Pitts Lane; • It is not clear if internal amenity standard is achieved.

FOR CONSIDERATION BY	Planning Committee on Wednesday, 10 July 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The application is for the erection of 3 new dwellings – 1 detached and a pair of semis – on land located at the rear of two existing residential properties in Pitts Lane. The application follows a refusal for a similar scheme on the same land (planning ref. 183008), that was refused on following grounds:</p> <ul style="list-style-type: none"> • Impact on Site of Urban Landscape Value (SULV) and on TPO protected trees, • Inappropriate siting and excessive height of proposed dwellings, • Lack of Affordable Housing, and • Substandard internal amenity <p>The current scheme differs from the refused plans on following aspects:</p> <ul style="list-style-type: none"> • Dwellings are set-in from the eastern boundary by 37m, compared to 20m in the refused scheme. • Heights of the dwellings have been reduced by 1.35m. • The detached dwelling (plot 3) includes an attached single garage compared to a detached double garage in the refused scheme. • Applicants have agreed to make full contribution towards affordable housing, as requested by the Council. <p>It is considered that with 37m gap from eastern boundary the proposal will not have detrimental impact on SULV. It is however recommended that a S106 agreement is signed to ensure retention of landscape buffer near the eastern boundary and to restrict further encroachment into SULV. With the proposed siting away from root protection area, it is considered that the impact on TPO trees will be minimum. The Council's Trees and Landscape Officer has assessed the scheme and recommended conditional approval.</p>

With reduced height and revised siting, the proposal is now considered to be in keeping with the under construction development on land to the north (Hitch Hill Close) and will not have any detrimental impact on general character of the area. There are no objections to the proposal with regard to highway safety; parking; drainage & flooding; ecology and archaeology. The development is considered acceptable in all other aspects subject to the recommended conditions and a legal agreement securing affordable housing contribution (on-site provision of 1 no. 3 bedroom dwelling and index-linked commuted sum of £8,618.12) and protection of landscape buffer along the eastern boundary. The application is accordingly recommend for approval for the reasons set out in this report.

The application is before the committee as it has been listed by Councillor Boyt.

PLANNING STATUS

- Major Development Location
- Within and adjoining Site of Urban Landscape Value (Bulmershe)
- TPO 497/1989 (Oak) on eastern boundary
- TPO 1153/2006 (2 x Oak) in southern corner and centre of site
- TPO 3/1951 (various trees) beyond eastern boundary
- Adjoins Council owned land/public open space over eastern boundary (Bulmershe Park)
- Flood zone 1
- Thames Water consultation zone
- Sand and gravel extraction consultation zone (part of site)

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to completion of legal agreement securing affordable housing contribution (1 no. 3 bedroom on-site unit plus £8,618.12 index-linked commuted sum) and protection of landscape buffer along eastern boundary. Also, subject to the following Conditions:

Time Limit

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

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

Approved Plans

2. This permission is in respect of the submitted application plans and drawings numbered ref: 102/02A, 102/03A, 102/04, and 102/10. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Materials

3. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the buildings shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

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

Scheme of Landscaping

4. 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 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 (and TB06 for garden development).

Retention of Trees and Shrubs

5. 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.

Tree Protection Details

6. a) No development or other operation shall commence on site until 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 has been submitted to and approved in writing by the local planning authority. 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).

b) 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.

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

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

Landscape Management Plan

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

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

Boundary treatment

8. Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning

authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6.

Parking to be Provided

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

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

Cycle Parking to be Approved

10. Prior to the occupation of any dwelling hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ 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 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 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Surfacing of Access

11. No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 6 metres 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.

Access to be Provided

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

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

Drainage Details to be Finalised

13. No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- Calculations indicating the Greenfield runoff rate from the site.
- BRE 365 test results demonstrating that infiltration is achievable.
- Full calculations demonstrating the performance of soakaways.
- Groundwater data confirming seasonal high groundwater levels in the area.
- A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
- Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

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.

Biodiversity Enhancement Plan

14. Prior to the occupation of the development, 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 (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens), shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved

Reason: To incorporate biodiversity in and around developments. Relevant policy: NPPF paragraph 175, Core Strategy policy CP7 and MDD Local Plan policy TB23.

Permitted development rights – windows

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

Reason: to avoid overlooking into neighbouring dwellings and a loss of privacy.

Restriction of Permitted Development Rights

16. Notwithstanding the provisions of Classes A, B, C, D, E, F and G 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, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

Reason: To safeguard the character of the area including SULV. Relevant policy: Core Strategy policies CP1 and CP3 and MDD Local Plan policies TB21 and TB22.

Restrictions on External Lighting

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and highway safety. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and Managing Development Delivery Local Plan policy TB21 and TB22.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of: addressing concerns relating to residential amenities. 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.
2. 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. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.
4. The applicant is advised to consider the rubbish and recycling information on the Council's website: <http://www.wokingham.gov.uk/rubbish-andrecycling/collections/information-for-developers/>.
5. The development hereby permitted is liable to pay the Community Infrastructure Levy. 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/>.
6. The approved development is subject to the applicant entering into a legal agreement securing an on-site Affordable Housing provision of 1no. 3 bedroom

dwelling and commuted sum of £8,618.12 in lieu of 0.1 affordable units; and a plan identifying protection and retention of landscape buffer.

PLANNING HISTORY		
Application No.	Description	Decision & Date
Rear of 30-32 Pitts Lane		
183008	Full application for the proposed erection of 1no, 4 bed dwelling and garage, 2no 3bed dwellings and ancillary landscaping, using existing access road to Pitts Lane.	Refused 14 January 2019
30 Pitts Lane		
PD/566/1964	Garage	Approved 29 October 1964
462/1972	Single storey extension	Approved 13 April 1972
13518	Reconstruction of garage	Approved 3 July 1980
32 Pitts Lane		
765/1956	Garage	Approved 9 September 1956
O/32/1962	New dwelling at rear of site	Refused 22 September 1962
923/1971	Conservatory	Approved 2 September 1971
Rear of 26-50 Pitts Lane		
O/1999/70551	Erection of 23 dwellings (outline)	Withdrawn
Rear of 40-50 Pitts Lane		
11885	Construction of 7 dwellings to the rear of 40-50 Pitts Lane	Refused 22 November 1979
14704	Construction of 7 dwellings to the rear of 40-50 Pitts Lane	Refused 4 June 1981 (appeal dismissed)
22576	Construction of 6 dwellings at the rear of 40-50 Pitts Lane	Refused 1 December 1985 (appeal dismissed)
O/1996/64236	Construction of 5 dwellings	Refused 1 August 1997 (appeal dismissed)
O/2000/0919	Demolition of 26 Pitts Lane and construction of 27 dwellings	Refused 14 December 2001
Rear of 36-50 Pitts Lane		
F/2004/3187	Demolition of 34 Pitts Lane and construction of 14 dwellings with access, landscaping and parking	Refused 12 January 2005, (appeal dismissed)

F/2008/1129	Demolition of 34 Pitts Lane and construction of 10 dwellings with access, landscaping and parking	Refused 5 August 2008 (appeal dismissed)
F/2010/2104	Demolition of 34 Pitts Lane and construction of 10 dwellings with access, landscaping and parking	Refused 15 February 2011 (appeal allowed)
F/2014/0859	Erection of an elderly care facility with 32 nursing bedrooms, 25 dementia bedrooms and 10 extra care units	Refused 9 February 2015 (appeal dismissed)

SUMMARY INFORMATION

For Residential

Site Area	0.34 ha (including access road), 0.23 ha net
Existing units	0 (residential garden)
Proposed units	3
Existing density – dwellings/hectare	0
Proposed density - dwellings/hectare	8.8 dwellings per hectare
Number of affordable units proposed	1 (additional commuted sum of £8,618.12 in lieu of 0.1 unit)
Previous land use	Residential garden
Proposed Public Open Space	N/A
Existing parking spaces	N/A
Proposed parking spaces	6 driveway parking + 1 attached garage

CONSULTATION RESPONSES

WBC Highways	No objection subject to condition to confirm further details.
WBC Trees and Landscape	No objection to the proposed development as the site layout is acceptable in relation to the TPO Oaks. Recommended standard landscape conditions.
WBC Ecology	No objections subject to condition to secure biodiversity enhancement plan.
WBC Drainage	The application site is in flood zone 1. No objection to the proposal subject to condition to confirm drainage details.
WBC Economic Prosperity and Place (Affordable Housing)	No objection subject to provision of on-site unit and commuted sum secured by legal agreement.

REPRESENTATIONS

- **Town/Parish Council:** Objected to the proposal on harmful impact on SULV and erosion of landscape buffer grounds. Requested condition requiring retention and protection of existing trees if the proposal was recommended for approval. (*Officer note: see paragraphs 14 – 15 and 29 – 33 below*)
- **Local Members:** Cllr Boyt – The site is in SULV and the proposal fails to retain and enhance the special landscape features; the proposal impacts at least one TPO tree; proposal will be dominating and overbearing when SULV is viewed from

Pitts Lane; it is not clear if internal amenity standard is achieved. Requested committee listing in case the application was recommended for an approval.
(Officer note: These points have been discussed in the planning issues section of this report below).

- **Neighbours:** 1 letter of objection received from ACER The Whitegates Residents Association objecting on out-of-keeping backland development; proposal is within SULV; proposal is overbearing to views from Pitts Lane to SULV; impact on TPO trees; proposal is not in keeping with the new 10 dwelling development opposite.

APPLICANTS POINTS

- The application site is larger than the previous application site and has allowed a greater clearance from the TPO trees. (2.8m and 17m respectively) These distances far exceed the recommendations of BS. 5837.
- Plot 3 now has an increased set back distance (5.021m) from back of footpath to allow full views of the SULV.
- All three plots have had a reduction in height of approx. 1.35m, achieved by dropping the eaves level and reducing the roof pitch and relate well to the height of the two storey dwellings currently under construction to the North.
- The buffer zone between plot 3 and Bulmershe Park now matches closely the width of the equivalent buffer zone to the North (10 houses currently under construction).
- The internal arrangement of each 3 bedroom house has been altered to permit a bedroom width of 2.15m and a min area of 7.5 sqm. The internal floor areas are 93 sqm for plots 1 and 2 and 138 sqm for plot 3. These are in compliance with the National Recommended Minimum dwelling sizes.
- An off-site contribution will be offered to cover the affordable housing contribution.
(Officer's note: the applicant has agreed to provide 1 on-site 3 bedroom unit and an index-linked commuted sum of £8,618.12 in lieu of 0.1 affordable units as Affordable Housing contribution).

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
	NPPG	National Planning Policy Guidance
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP5	Housing Mix, Density and Affordability
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CP17	Housing delivery
	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
	TB06	Development of Private Residential Gardens
	TB07	Internal Space Standards
	TB21	Landscape Character
	TB22	Sites of Urban Landscape Value
	TB23	Biodiversity and Development
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
		Affordable Housing Supplementary Planning Document
		Woodley Design Statement
		CIL Guidance + 123 List

PLANNING ISSUES

Description of Development:

- The proposal involves the construction of three new dwellings on land at the rear of 30 and 32 Pitts Lane, consisting of the following:
 - Two storey semi-detached building at the western end of the site (Plots 1 and 2) comprising of two x 3-bed dwellings with uncovered parking to the street, rear patio area and outbuildings in rear gardens;
 - Two storey detached dwelling at the eastern side of the site (Plot 3) comprising a 4-bed dwelling with attached single garage, additional uncovered parking in front of the garage, rear patio and outbuilding in rear garden
 - Associated landscaping and fencing including the provision of a 27m-37m wide landscape buffer to the eastern boundary with Bulmershe Park.
- The adjoining site to the north, Hitch Hill Close, is being developed for 10 dwellings, with an access road between 32 and 26 Pitts Lane and a landscaped/wooded buffer along the eastern boundary (planning reference F/2010/2104). It is currently under construction and is in the ownership of the same developer. The current application seeks to utilise the same access road.

Principle of Development:

- 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.
- Sustainable Location:** Policies CP1, CP6 and CP9 of the Core Strategy permit development on locations that are sustainable in terms of access to local facilities

and services and the promotion of sustainable transport. The site is located within settlement limits within a major development location and is well served by public transport and nearby services and facilities, including retail shops and schools. It is acceptable in terms of the sustainability principles stated in the Core Strategy and no objection is raised.

5. **Development of a Residential Garden:** Policy TB06 of the MDD Local Plan seeks to avoid inappropriate development of residential gardens where there is harm to the local area. Permission would only be granted where there is a positive contribution to the built form and surrounding spaces, integration with the layout of the surrounding area, appropriate hard and soft landscaping, amenity space, building separation and compatibility with the general building height. Additionally, section R22 of the Borough Design Guide SPD notes that backland development must not harm the existing character of the local area, relate positively to the existing layout and urban form, maintain the quality of environment for existing residents and create a satisfactory living environment.
6. The proposal would effectively involve a backland development as it is located in the rear gardens of 30 and 32 Pitts Lane. The Hitch Hill Close development of 10 units to the north was approved at appeal in 2011, that decision noting that the gardens of existing properties on Pitts Lane had already been annexed. Nevertheless, the approval and construction of ten dwellings on the adjoining land to the north has changed the context of the area and the subject application must be considered in this changed environment. The proposal will utilise the existing access road and would generally fit within the pattern of development and overall density of the adjoining scheme. Moreover, the proposal is also acceptable in terms of frontage width, building width, building separation and rhythm, plot size and depth, neighbour amenity and the provision of soft landscaping and amenity space. As such, the proposal is considered to comply with requirements of policy TB06 of MDD Local Plan.
7. **Site of Urban Landscape Value:** Policy TB22 of the MDD Local Plan permits development in Sites of Urban Landscape Value only where it will retain and enhance special landscape features, minimise any visual impact and protect recreation opportunities. There is similar intent in Paragraph 170 of the NPPF, which states that development should contribute to and enhance the natural and local environment by *“protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)”*.
8. The eastern boundary of the site abuts Bulmershe Park and a more extensive area of open grass land that is used for sports recreation by the local schools. This area and parts of the rear gardens of the properties along Pitts Lane (including the entirety of the application site) are designated as an SULV. Overall, the SULV extends from Reading Road in the north to the A3290 in the south and includes allotment gardens, Bulmershe Park, Addington School, Earley Cricket Club, High Wood and Southland Wood.
9. The development to the north was allowed at appeal (X/0360/A/11/2148730). It retained a significant landscape buffer (in the form of a woodland copse) along the eastern boundary between the edge of the access road and the site boundary. It measured 24m wide at the southern end, reducing to 15m at the northern end. The

current application proposes a similar buffer of approximately 37m at the northern end reducing to 27m at the southern end. The proposal also includes enhancement of the buffer with additional planting. Moreover, with revised siting of plot 3 away from public footway would allow views of the SULV from public vantage points. In terms of policy TB22, the current scheme is considered to retain and enhance the special landscape features of the area.

10. Site to the immediate north of the current application has been subject to four previous planning applications and appeals. These form part of material considerations for the current scheme. Application reference F/2010/2104 was allowed on appeal to erect 10 dwellings. The consideration of the current application takes into account previous decisions by noting fact that the development along this part of Pitts Lane is acceptable in principle. Case officer of the previously refused application for a similar scheme (183008) has also accepted the principle of development of this site.

Character of the Area:

11. The application site currently forms part of two residential gardens and hence the proposal can be considered a backland development. Section 4.10 of the Borough Design Guide defines backland development as "*development of sites that do not have an existing street frontage*". Whilst the application site forms part of existing residential gardens, due to the presence of Hitch Hill Close development to the north, there is an existing access road that the scheme will utilise and as such, the proposal needs to be considered within this context. The Borough Design Guide goes on to specify that backland development is acceptable where "*it results in a high quality environment for both the proposed and existing residents. Where more than one dwelling is proposed, it must also create a positive sense of place*".
12. The proposed footprint of the new dwellings are consistent with other dwellings of the area, especially, those within Hitch Hill Close development. The ratio of built form to the site area is comparable to the new development and the proposed plot areas for semi-detached and detached houses are appropriate within the existing context. The dwellings will be sited at 90 degrees to existing historic development and the approved development to the north. There is no objection to this layout since the proposal would create a street frontage and additionally would overlook the public footpath, thus contributing to visual surveillance and public safety.
13. There is an absence of built form to the southern side of the access road and hence, there is no established building line. Existing dwellings along Pitts Lane are more than 25m away from the proposed development and as such, existing side walls of these houses are not considered to contribute to define building lines for this proposal. Building line for allowed scheme on north is staggered and as such the proposed building line is considered acceptable in relation to this.
14. Objections were raised during previously refused application on excessive height of the new dwellings. The current scheme proposes reduced height for the dwellings – approximately 8.4m for the semi-detached houses and 7.65m for the detached house. These ridge heights are significantly lower than the ridge heights of dwellings allowed at Hitch Hill Close which are approximately 9.3m high. Overall, the proposed scheme is considered to be of an appropriate scale and height within this context.

15. In terms of views towards the SULV along the access road, currently a close board fencing of 2m height blocks most of visual connectivity between SULV and public view points. The proposal would open up this area, thus allowing direct visual linkage. All dwellings will be set-back from the pedestrian footway – plots 1 and 2 by 8m and plot 3 by 5m. This would help in retaining an outlook towards SULV. The design of the built form in the current scheme is now considered to have overcome the **reason for refusal no. 2** of planning application 183008. Moreover, the current proposal would provide an active frontage along the public footway bordering the main access road into the new development resulting in a meaningful culmination of the development to the southern side of the access road.
16. The design of the properties incorporates traditional features such as pitch roof forms including barn hipped roof; sill and lintel brick detailing around windows; and brick string courses to match designs of dwellings on north. Overall it is considered that the design of the properties is acceptable within the context of the area.
17. Taking the above into consideration, it is considered that the proposal has overcome previous reason for refusal on impact on character of the area. It is considered that the revised proposal will be in keeping with the character of the area when considered within the context of the new development of Hitch Hill Close.

Residential Amenities:

Overlooking:

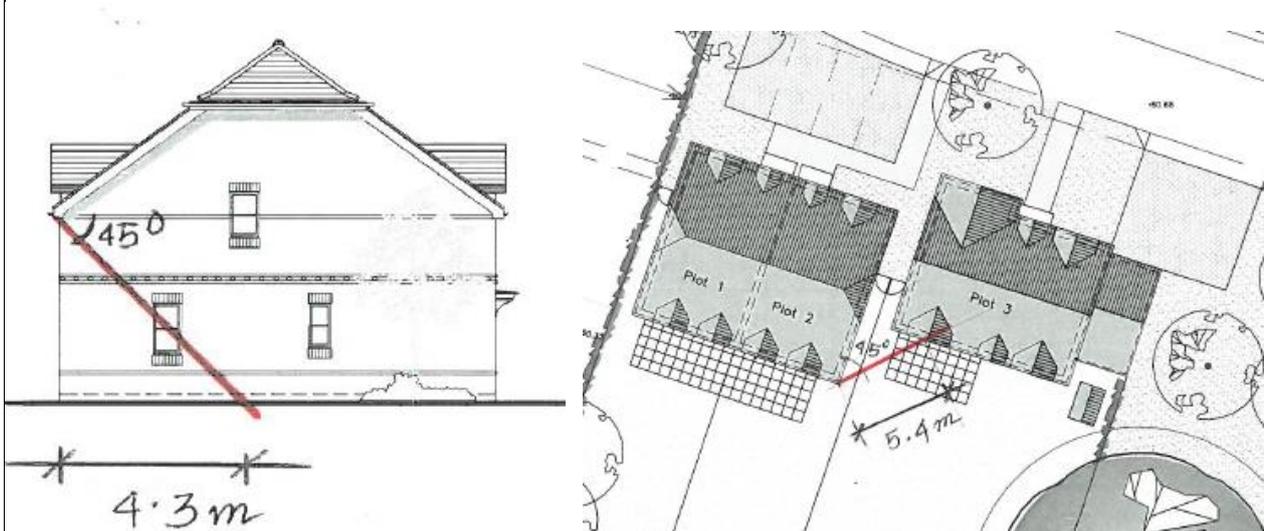
18. Section R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms, with minimum back-to-back separation of 22m and 12m back/ front to flank. The proposal meets these minimum requirements and the three dwellings are suitably sited to retain privacy within the development and to neighbouring dwellings, whether existing or under construction. Specifically, plot 3 will maintain 14m from boundary of the recently constructed bungalow at the corner of Hitch Hill Close which is more than recommended 12m and is considered acceptable.
19. Borough Design Guide also specifies that the side walls must not contain windows, especially at first floor level or above. The only proposed openings to the side elevations are non-habitable and can be secured to be fitted with obscure glazing at by condition. There is no objection to the proposal on overlooking ground.

Overbearing and Overshadowing:

20. R16 of the Borough Design Guide SPD requires separation distances of 1.0m to the side boundary and 11m to the rear boundary whilst R18 aims to protect sunlight and daylight to existing properties, with no material impact on levels of daylight in the habitable rooms of adjoining properties.
21. All three dwellings will have south facing gardens with acceptable separation distance (1.8m) between two buildings. Whilst the separation is lesser than the recommended 2m, in this instance it is considered acceptable since the rear building lines will be staggered. Moreover, 45^o line drawn from the pair of semi-detached houses hits the ground before meeting plot 3 and as such, no overshadowing of the detached dwelling is expected. Furthermore, due to proposed siting of the new

dwellings within existing rear gardens, there are no other properties in the immediate vicinity and hence, there are no objections in terms of overbearing and overshadowing impacts.

22. Conditions 15, 16 and 17 are recommended to minimise impact of the proposal on neighbour amenity.



Housing Amenities:

Internal Space Standards:

23. The Policy TB07 of the MDD and R17 of the SPD 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 93 sq.m applies for the 3 bed dwellings and 106 sq.m for the 4 bed dwellings. The proposal satisfies this requirement.
24. Further to the above, the national space standards specify that a dwelling with more than one bedroom should have a main bedroom, which is to have a minimum area of 11.5 sq.m with minimum width of 2.75m and every other double (or twin) bedroom to be at least 2.55m wide. Secondary or single bedrooms should have a minimum area of 7.5 sq.m (and minimum width of 2.15m) and living spaces should have a minimum area of 27-31 sq.m. There should also be provision for storage. The previous scheme had a sub-standard bedroom which formed reason for refusal no. 4. The revised scheme satisfies these requirements and the dwellings are now considered acceptable.
25. The local councillor commented that no information regarding internal space standards has been provided in the Design and Access Statement. Revised plans have been submitted by the applicant annotating internal area of each bedroom. It is considered acceptable and the proposal has now overcome the **reason for refusal no. 4** of application 183008.

Rear Private Amenity:

26. Section R16 of the SPD 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. The garden depths are approximately 18.3m (Plots 1 and 2) and 22.5m (Plot 3) and whilst side access is 0.9m instead of recommended 1m, it is considered acceptable. As such, there is sufficient outdoor amenity space and no objection is raised.

Access, Parking and Highway Safety:

27. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards. Plots 1 and 2, which are three bedroom dwellings, will be provided with two off street, uncovered car spaces in front of the dwellings whilst Plot 3, which is a four bedroom dwelling, has provision for an attached garage space and two spaces in front of the garage. In each case, sufficient resident parking is provided.

28. The proposal would utilise the existing access into the new development of Hitch Hill Close which is of suitable standard and the proposal is acceptable in this regard. Cycle parking for plot 1 and 2 are acceptable. However, it is not clear how cycle parking for plot 3 will be provided. The WBC highways officer has recommended standard cycle parking conditions to secure details for cycle parking and access to cycle storage. As such, subject to conditions 9, 10, 11 and 12, there are no objections to the proposal on parking and highway safety grounds.

Trees and Landscape:

29. Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages with open space, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character. The site is located to the north east of Earley and adjacent to an open space, Bulmershe Park, east of the site, that separates the urban areas of Earley and Woodley. The site itself occupies the rear gardens and undeveloped land to the rear of 30 - 32 Pitts Lane and contains three TPO Oak trees protected under TPO 497/1989 & 1153/2006.

30. The eastern boundary of the site abuts Bulmershe Park and a more extensive area of open grassland that is used for sports recreation by the local schools. This area and parts of the rear gardens of the properties along Pitts Lane are designated as a Site of Urban Landscape Value (SULV) - MDD Local Plan Policy TB22. The mature trees within the site contribute to the setting of the SULV and restricts views to the rear of the properties within Pitts Lane. The adjacent development to the north was allowed at appeal but retained a significant landscape buffer along the eastern boundary to the east of the access road. This woodland buffer area is to be transferred to the council and the inspector found that this would be a tangible benefit to the appearance of the SULV.

31. This application proposes to extend the development to the south with three additional properties. A number of changes have been made to the proposals since the previous application on this site (183008) and the dwellings have been moved substantially further west into the site away from the boundary with the SULV. Plot 3 is now 37m from the eastern boundary replicating the distances of residential

dwellings in the adjacent approved development and improving the relationship with the TPO trees.

32. An Arboricultural and Planning Integration Report, dated 26th March 2019 (GHA/DS/15560:19) has been provided with the application which concludes that the three significant TPO trees within the site can be retained and adequately protected during the construction period. Whilst WBC Trees and Landscape officer agreed with the report, the officer requested the tree protection fencing, as shown on the Tree Protection Plan, to be extended around the whole northern side of T5 and the western side of T9 so that there are no gaps in the fencing to allow to access to these areas during the construction period. Standard tree protection condition is recommended to secure this.
33. As such, there is no objection to the proposed development as the site layout is acceptable in relation to the TPO Oaks. The wooded landscape buffer as defined by the approved development to the north is now continued as part of this proposal with space for supplementary planting to strengthen this boundary. Subject to standard landscape conditions including landscape details and landscape management plan (conditions 4, 5, 6, 7 and 8), the proposal is not considered to have any negative impact on trees and landscape including the character of the SULV and the scheme has overcome **reason for refusal no. 1** of application 183008.

Flooding and Drainage:

34. The application site is in Flood Zone 1 where the risk of flooding from rivers is low and as such all forms of development, including 'more vulnerable' uses, are acceptable. The Council's Drainage Engineer has considered the application and raised no objection to the proposed development. The proposal will have an acceptable impact with regard to drainage and flooding subject to the recommended condition 13.

Ecology:

35. 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.
36. The site is not located within a known or potential bat habitat area and no existing structures are to be demolished. The proposed dwellings would be set back from the trees located to the eastern boundary and no trees will be removed to accommodate the new dwellings. As such, it is considered unlikely that the proposals will affect protected species or priority habitats. The Design and Access Statement states that "It is proposed to use RSPB approved nest boxes in established perimeter trees and English Nature approved bat bricks on several dwellings. All landscape planting will be of indigenous wildlife friendly species". This is considered acceptable. Also, it is recommended that gap should be maintained at the base of the fences to allow hedgehogs and other mammals to traverse the site.
37. The WBC's ecology officer has not raised objections to the scheme subject to condition 14 securing details of biodiversity enhancements.

Community Infrastructure Levy (CIL), Special Protection Area (SPA) & Affordable Housing:

38. As the proposal is for new residential floor space, it would be a CIL liable development. CIL is charged at a rate of £365 per square metre. If the development is approved, a CIL liability notice would be issued.
39. The site does not fall within 5 and 7km zone of Thames Basin Heath Special Protection Area and as such the proposed net increase of 3 dwellings would not impact the Special Protection Area.
40. The application site is over 0.16 ha in area and policy CP5 of the Core Strategy requires the proposal to contribute towards affordable housing. The site is a Greenfield (previously undeveloped land) within major development location. According to policy CP5, minimum contribution of 35% of the total number of units (net) should be provided as affordable housing. This equates to 1.05 units here.
41. The Affordable Housing Team has advised that an on-site provision of 1 no. 3 bedroom house for shared ownership is required for this site. The affordable housing units should be built to Homes and Communities Agency Design and Quality Standards, meet the national space standards and be designed to meet building regulation M4.2. The affordable units should be transferred to the Council's Local Housing Company (Wokingham Housing Limited) or one of the Council's preferred Registered Provider (RP) partners for a price that will enable the RP or Local Housing Company to deliver the affordable housing without the need for public subsidy.
42. The remaining 0.1 units should be provided as a commuted sum. Based on the Viability Study undertaken by Levvel Ltd, the Council's approach to calculating commuted sums for affordable housing is based on the difference in the residual development value of a scheme without on-site affordable housing and the same scheme with on-site affordable housing. We have therefore based the calculation of the commuted sum to accord more to that within the Affordable Housing SPD. The commuted sum sought in-lieu of 0.1 units is £8,618.12 index-linked towards affordable housing in the borough.
43. The applicant has agreed to contribute to the Council's affordable housing requirements as set out above and this needs to be secured via s106 legal agreement. As such, subject to completion of the legal agreement, the proposal would overcome the **reason for refusal no. 3** of application 183008.

CONCLUSION

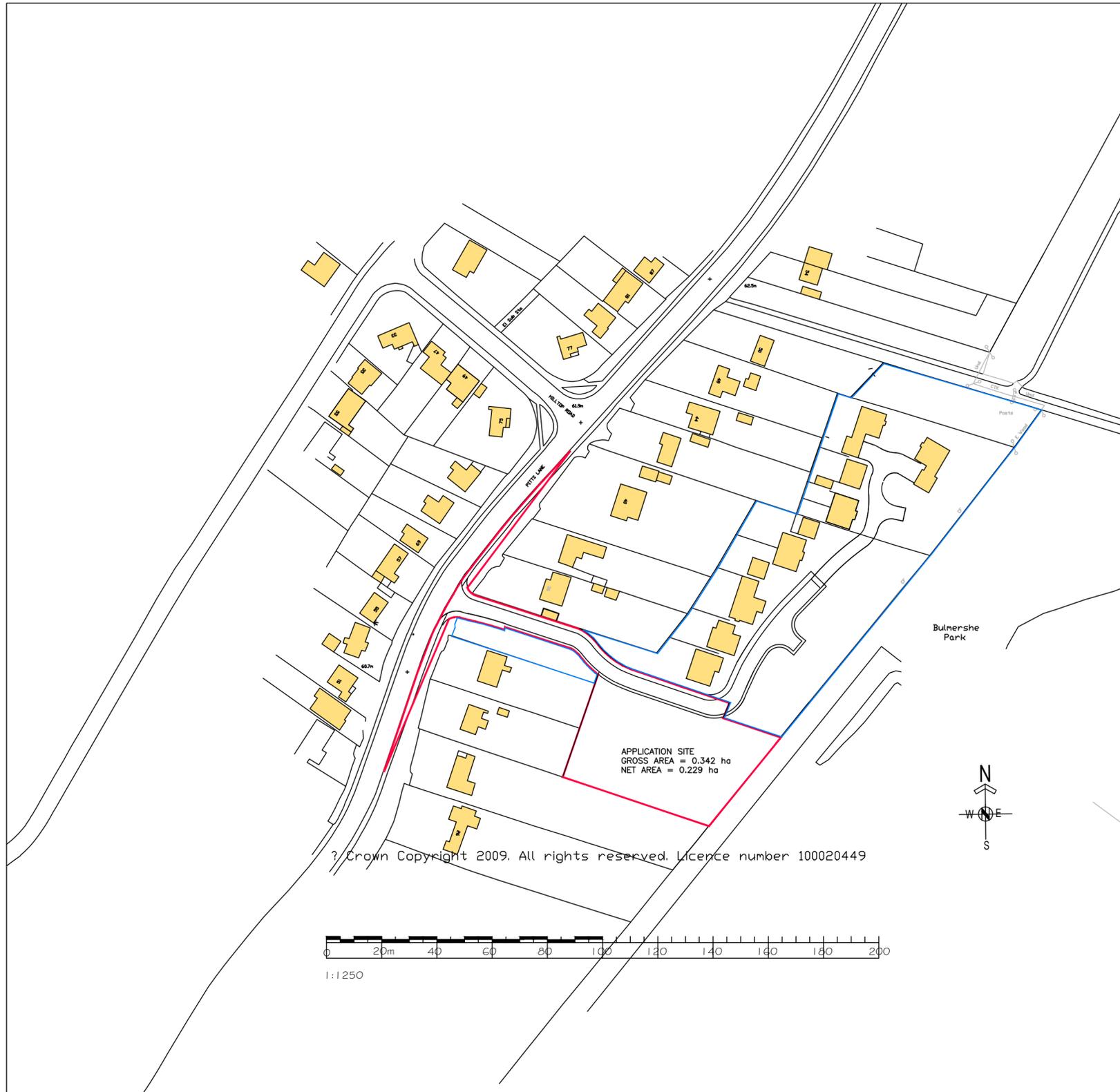
44. The application follows a refusal for a similar scheme on the same land (planning ref. 183008), that was refused on following grounds:
 - Impact on Site of Urban Landscape Value (SULV) and on TPO protected trees,
 - Inappropriate siting and excessive height of proposed dwellings,
 - Lack of Affordable Housing, and
 - Substandard internal amenity
45. The scheme has since been revised to address the above reasons for refusal. The siting of the dwellings have been amended to allow maintenance and enhancement

of landscape buffer as well as to allow views of the SULV from public footways; reduced building heights to further contribute to the visual linkage; improved design to meet all internal space standards and agreement to contribute to the Council's affordable housing requirements to be secured using S106 legal agreement.

46. There are no objections to the proposal with regard to highway safety; sustainable location; parking; trees; drainage & flooding; ecology and archaeology. The development of Hitch Hill Close to the north of the site was allowed in appeal with a legal agreement to protect the landscape buffer. The current scheme is acceptable in all other aspects subject to conditions and a legal agreement securing affordable housing contributions and protection of landscape buffer at the eastern side of the application site. The application is accordingly recommended for approval.

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Notes.
All dimensions and levels on site are to be checked prior to commencement of work.
This drawing is the copyright of J I Architects RIBA.

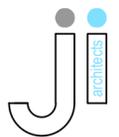


PROJECT -L1
30 -32 PITTS LANE
EARLEY
BERKS

HICKS DEVELOPMENTS LTD

LOCATION PLAN

SCALE 1:500 DATE 07.03.19



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PROJECT 102 DWG. 04

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FRONT ELEVATION

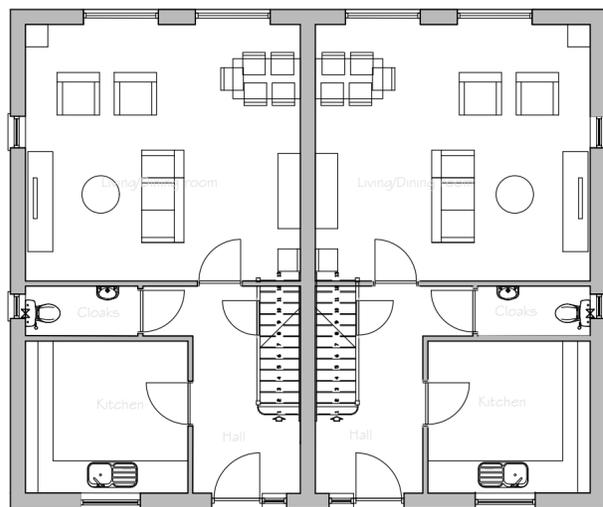


SIDE ELEVATION



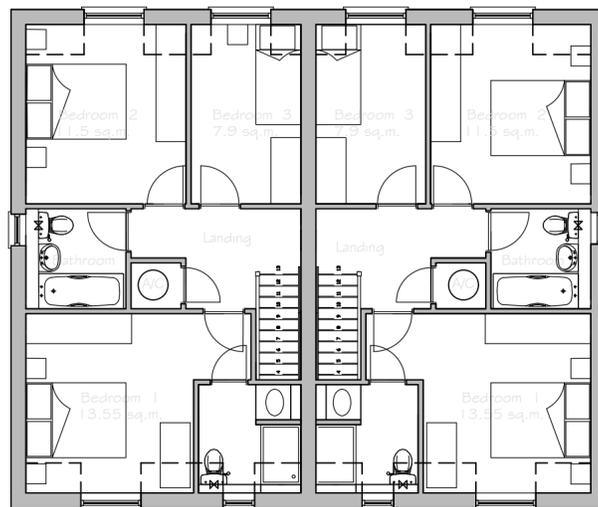
SIDE ELEVATION

REAR ELEVATION



PLOTS 1 AND 2
GROUND FLOOR PLAN

1110 SQ.FT



PLOTS 1 AND 2
FIRST FLOOR PLAN

REV A Beds 2 and 3 enlarged
18.6.19

LAND TO REAR OF
30 - 32 PITTS LANE
EARLEY
BERKS

HICKS DEVELOPMENTS LTD

PLOTS 1 AND 2
PLANS AND ELEVATIONS

SCALE 1:100 DATE 07.03.19



1:100



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PROJECT 102 DWG. 02A

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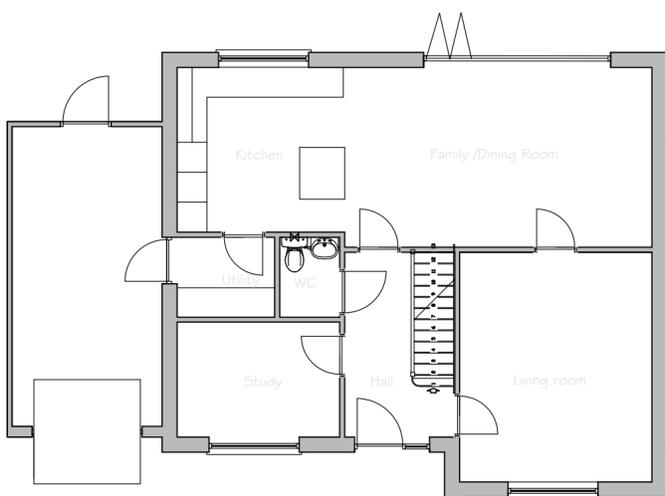
FRONT ELEVATION

SIDE ELEVATION



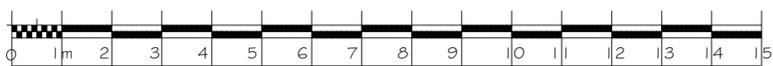
SIDE ELEVATION

REAR ELEVATION

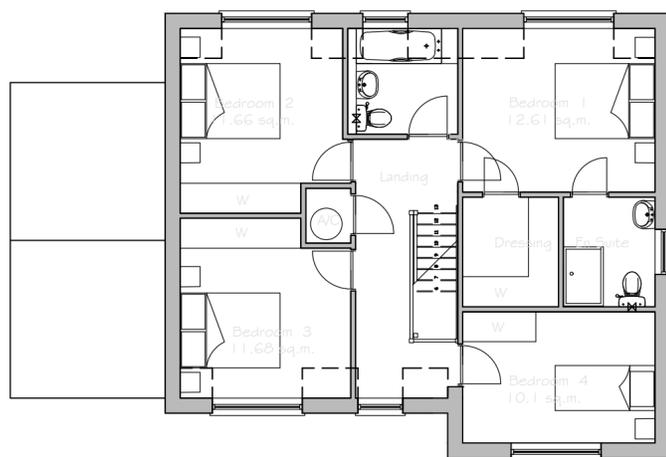


PLOT 3
GROUND FLOOR PLAN

1580 sq.ft



1:100



PLOT 3
FIRST FLOOR PLAN

REV A Bed 2 and 3 enlarged
18.6.19

LAND TO REAR OF
30 - 32 PITTS LANE
EARLEY
BERKS

HICKS DEVELOPMENTS LTD

PLOT 3
PLANS AND ELEVATIONS

SCALE 1:100 DATE 07.03.19



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PROJECT 102 DWG. 03A

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Agenda Item 20.

Application Number	Expiry Date	Parish	Ward
190990	12/08/2019	Earley	Bulmershe and Whitegates;

Applicant	Mr Bal Hans
Site Address	128 Church Road, Earley, RG6 1HR
Proposal	Full application for the proposed erection of 6 No residential apartments with associated parking and access following demolition of existing.
Type	Full
PS Category	13
Officer	Natalie Jarman
Reason for determination by committee	Listed by Councillor Boyt

FOR CONSIDERATION BY	Planning Committee on Wednesday, 10 July 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The subject site contains a single storey bungalow and a large landscaped garden. Part of the rear garden and surrounding the site on two sides is Bulmershe Site of Urban Landscape Value (SULV).</p> <p>A planning application for ten residential apartments with associated parking and access following demolition of the existing bungalow (172687) was refused in 2017 for reasons of design, impact on character of the area, impact on adjoining neighbours, absence of a bat survey and no provision of affordable housing.</p> <p>The current application is a revised proposal with a reduction in the built form resulting in a 6 x two bedroom scheme. The revised proposals have also amended the proposed format of the rear amenity space.</p> <p>Since the current application was submitted a Tree Survey has been submitted, an updated proposed site plan has been submitted to clearly indicate allocated and unallocated car parking and updated proposed floor plans to ensure the proposed apartments comply with Technical Housing Standards.</p> <p>There has been objection to the application from the Whitegates Residents Association relating to the impact the proposed dwelling would have on the character of the area and neighbours.</p> <p>The principle of redevelopment of the subject site from a bungalow to apartments was accepted by the Inspector in the 2017 appeal. The proposals have sought to address the previous reasons for refusal and the bulk of the development has been reduced to achieve this. The submission of the bat survey and agreement to a contribution towards affordable housing has also overcome two of the reasons for refusal.</p> <p>The proposed development is considered to have overcome all of the previous reasons for refusal and is now recommended for approval subject to conditions.</p>

PLANNING CONSTRAINTS/STATUS
Bat Roost Habitat Suitability Model Thames Water Consultation Area Major Development Location Potentially Contaminated Land Consultation Zone Sites of Urban Landscape Value Tree Preservation Orders

RECOMMENDATION
<p>That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:</p> <p>A. Completion of a legal agreement to secure the provision of affordable housing</p> <p>B. Conditions and informatives:</p> <p><i>Conditions:</i></p> <p><u>Standard 3 year time limit</u></p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission <p><i>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).</i></p> <p><u>Approved details</u></p> <ol style="list-style-type: none"> 2. This permission is in respect of the submitted application plans and drawings numbered Location Plan (PL01), Existing Site Plan (PL02), Proposed Elevations (PL05 A), Bin Store Detail (PL06 A), Garden Room / Cycle Store (PL07 A), Block Plan (PL08), Planning Statement (dated April 2019), Bat Survey (dated January 2018) received by the local planning authority on 5th April 2019, Tree Survey dated 12th June 2019 (GHA/DS/13360:19) received by the local planning authority on 12th June 2019 and Proposed Ground Floor Plan and Proposed Site Plan (PL03 D) and Proposed First Floor Plan and Roof Plan (PL04 C) received by the local planning authority on 29th June 2019. 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. <p><i>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.</i></p> <p><u>External materials</u></p> <ol style="list-style-type: none"> 3. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

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

Landscape Strategy

4. 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 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 (and TB06 for garden development).

Protection of Existing Trees

5. a) No development or other operation shall commence on site until 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 has been submitted to and approved in writing by the local planning authority. 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).
- b) 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.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval 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.

Landscape Management

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

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

Biodiversity Enhancements

7. Prior to the occupation of the development, 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 (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens), shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 175 of the NPPF.

Drainage Details

8. No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA and implemented as approved prior to occupation. The details shall include:
 - a. BRE 365 test results demonstrating that infiltration is achievable.
 - b. Full calculations demonstrating the performance of soakaways.
 - c. Groundwater data confirming seasonal high groundwater levels in the area.
 - d. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
 - e. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.
 - f. Clarity on how foul water will be managed, with the drainage plan provided.

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.

Potential Contamination

9. Before any development commences, a scheme to deal with potential contamination of the site shall be submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of any contamination and the measures to be taken to avoid risk when the site is developed. No building shall be occupied until the measures have been carried out and a validation report has been submitted to and approved in writing by the local planning authority.

Reason: To protect the occupants of the development from contamination and to protect the workforce undertaking the development.

Obscure glazing

10. The first floor windows in the northern elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

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

Parking and turning space to be provided

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

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

Retention of allocated spaces

12. The unallocated and visitor parking as indicated on Drawing No 050-PL03-Rev C shall be retained as such and not sold, leased or allocated to a specific person or property.

Reason: To provide adequate off-street vehicle parking in the interests of road safety and convenience, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy Policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Access Surfacing

13. No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres 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.

Access to be provided

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

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

Gates

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected at, or within 10 metres of, the vehicular access onto the highway.

Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.

Accommodation of construction vehicles and deliveries

16. No development shall commence until provision has been 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.

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 # June 2019, the obligations of 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) 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) Access Construction

The Head of Highways at the Council Offices, Shute End, Wokingham [0118 974 6000] 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.

6) Mud on the road

Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.

7) Works affecting the public highway

Any works / events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.

Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the

intended works to ensure effective co-ordination with other works so as to minimise disruption.

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

9) Community Infrastructure Levy

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/>.

PLANNING HISTORY

Application No.	Description	Decision & Date
172687	Full application for the proposed erection of 10. No. residential apartments with associated parking and access following demolition of the existing dwelling.	Refused 04.12.17 Appeal dismissed 15.06.18

SUMMARY INFORMATION

Site Area	0.2 hectares
Existing units	1
Proposed units	6
Existing density – dwellings/hectare	5
Proposed density - dwellings/hectare	30
Number of affordable units proposed	See Report
Previous land use	Residential bungalow
Proposed Public Open Space	N/A
Existing parking spaces	7
Proposed parking spaces	9

CONSULTATION RESPONSES

WBC Biodiversity	Recommend approval, subject to conditions.
WBC Economic Prosperity and Place (Community Infrastructure)	Request affordable housing be provided.

WBC Drainage	Recommend approval, subject to conditions.
WBC Environmental Health	Recommend approval, subject to conditions.
WBC Highways	Recommend approval, subject to conditions.
WBC Tree & Landscape	Recommend approval, subject to conditions.
WBC Cleaner & Greener (Waste Services)	No comments received.
WBC Property Services	No comments received.

REPRESENTATIONS

Town/Parish Council: Woodley Town Council: To provide comments after their meeting on 18th June 2019. Comments to be provided in update report.

Earley Town Council: Proximity of the busy Church Road would make on road parking unsuitable and the proposal has a restricted number of parking spaces proposed. The proposal fails to minimise the visual impact on the adjacent SULV. The view from Church Road and the height of the proposal remained out of character with the local area.

Local Members: Councillor Boyd requested that the application be considered at Planning Committee to consider:

- a) The bulk, design, depth and prominence of the proposed development on the character and appearance of the area.
- b) The significant urbanisation of the edge of the Bulmershe SULV and effect on the views from the South and South East.
- c) The harmful and overbearing impact on existing and future occupants of no. 130 Church Road, due to the length and bulk of the development.

Neighbours:

Whitegates Residents Association: Object

- Replace an unobtrusive building hidden behind vegetation with a larger building.
- The proposed building would dominate the adjacent SULV.
- The proposal would fundamentally alter the character of the area.
- First dwelling adjacent to SULV so highly visible.
- Existing building screened by vegetation.
- Proposal would change the character of the area for the worse.
- The proposed second floor apartment at the rear is particularly obtrusive and overbearing and is in an exposed location adjacent to the park.
- Insufficient parking due to the flats providing two double bedrooms. There is no scope for on street parking.
- Refer to development at 132 Church Road where insufficient parking has led to parking on the grass verge.
- The proposal doesn't comply with Policy CP 3 of the Core Strategy or the Borough Design Guide in respect of design and character of the area.
- Incongruous and visually intrusive which would be harmful to the parkland setting of the adjacent Site of Urban Landscape Value.

APPLICANTS POINTS

- The application site is located within a Major Development Location.
- Development proposals of this quantum have been accepted elsewhere in Earley.
- The principle of development is acceptable.
- The appeal decision and pre-application discussions accept the principle of development.
- 10 apartments were granted permission at No. 132 Church Road.
- Pre-application discussions in 2017 sought a reduction in number of units.
- Access was not considered an issue within the appeal.
- Reference to comments in the appeal decision relating to the front elevation of the previous proposals.
- The revised scheme is considered to further improve the front elevation with the flat roof proposed to be reduced, a reduction in car parking spaces and extent of landscaping increased.
- The proposed building has been positioned to fall outside the SULV designation which covers the eastern end of the rear garden.
- The amount of flat roof has been reduced since the appeal proposal.
- The landscaping along the southern boundary introduces a hedgerow and tree planting behind a post and wire fence replacing an existing close boarded fence.
- From the open land to the south the spread of new building in an easterly direction would not project beyond the frontage buildings in Church Road in a significant way.
- The new building would not be prominent nor would it have a harmful impact on the SULV.
- The reduction in number of apartments has reduced the north elevation and its relationship with No. 130 Church Road.
- Two bathroom windows have been added at first floor level on the northern elevation, it is proposed that these would be obscure glazed and top-hung windows.
- The building has been moved away from the party boundary with No. 130 Church Road.
- The projection eastwards has also been decreased.
- The proposed development is no longer considered to have an overbearing effect on No. 130 Church Road.
- Affordable housing was considered within the appeal. The Inspector considered the Written Ministerial Statement on affordable housing contributions on smaller sites. The NPPG has been updated since the appeal. On balance, the Inspector found that the provisions of the Written Material Statement did not outweigh the provisions of the Development Plan and more recent evidence which continues to support it.
- In pre-application discussions the Council sought 35% of the total number of units to be affordable housing.
- Part of the site is previously developed land and attracts a 20% rather than 35% affordable.
- The applicants have agreed to enter into a section 106 legal agreement subject to receiving the calculation and confirmation of the commuted sum sought together with agreement on timing of payment and to the viability of the development.
- The glossary to the Core Strategy, previously developed land is as defined in PPS3 Annex B.
- The appeal at No.132 was referred to in the report on No.132 Church Road and was accepted as previously developed land.
- The new building would cover most of the footprint of the existing bungalow.
- The proposal has been significantly reduced from 10 to 6 apartments.

- The proposed development continues to have an acceptable appearance on the Church Road frontage.
- The mass and design of the building bulk on the return elevation facing the SULV will no longer be prominent and would not have a harmful visual impact on the character of the area.
- The proposal will not have an imposing impact on the SULV.
- The bulk, depth and proximity of the building to the northern boundary has been significantly reduced and would not be harmful to the living conditions of the occupiers of No. 130 Church Road or be overbearing. The proposed building would be significantly reduced in depth and would allow for screening around the site's southern boundary. The reduction in mass combined with additional soft landscaping would allow the proposed development to assimilate better into the local character and SULV without significant harm to both.
- The proposals are considered to accord with the Development Plan.

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP5	Housing mix, density and affordability
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB06	Development of private residential gardens
	TB07	Internal Space standards
	TB21	Landscape Character
	TB22	Sites of Urban Landscape Value
	TB23	Biodiversity and Development

Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
		DCLG – National Internal Space Standards

PLANNING ISSUES

Description of Development:

- No. 128 Church Road is a single storey bungalow with a large landscaped garden. The property is located at a raised level to the road. Built form along Church Road comprises of single and two storey detached dwellings where properties face the street. Although plot and dwelling sizes are not completely uniform, the pattern of development and mature landscaping in the local area gives the impression of a uniform suburban street.
- The eastern end of the garden and to the south and east of the property is an area of open and grassed land, which is designated as Bulmershe SULV. To the north of the site is No.130 Church Road, which is also a bungalow and No. 132 Church Road contains a building with ten apartments.
- The proposal is for the demolition of the existing detached bungalow on site and the erection of a replacement detached two storey building comprising six residential units. The proposal varies from the previous application (172687) that was dismissed at appeal (see planning history below) in that the scale of development has been decreased, the outdoor amenity space has been revised, affordable housing is proposed, a bat survey has been submitted and the relationship with No. 130 Church Road has been revised. The table below summarises the differences between the two proposals. The images below also show the differences between the two proposals.

	Current application	Appeal scheme
Units	6 x 2 bedroom apartments	10 x apartments (3 x 1 bedroom and 7 x 2 bedroom)
Ridge Height	6.5m - 8.3m	8.3m-6.5m
Maximum Depth	20m	28m
Maximum Width	18m	20m
Depth adjacent to No. 130	13m	24m
Parking	9 car parking spaces (6 allocated and 2 unallocated)	11

West Elevation (Church Road Frontage)



Proposal refused at appeal

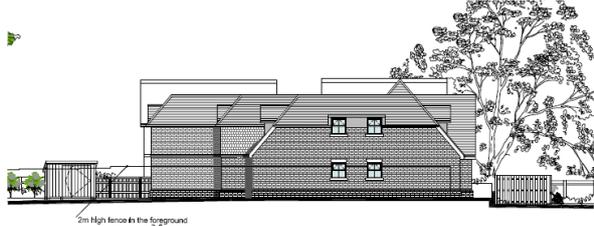


Current Application

North Elevation (Facing No. 130 Church Road)



Proposal refused at appeal



Current Application

South Elevation (Facing Bulmershe Site of Urban Landscape Value)



Proposal refused at appeal



Current Application

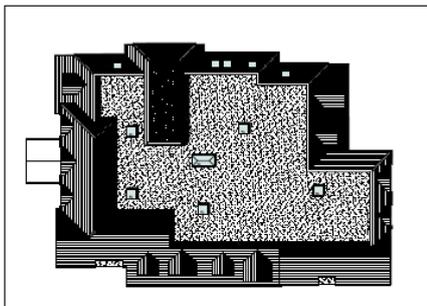
East Elevation (Rear Elevation)



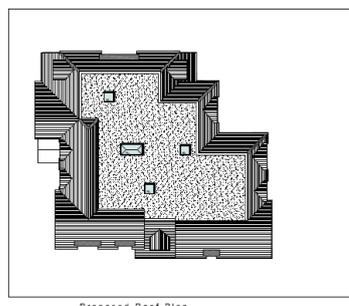
Proposal refused at appeal



Current Application



Appeal Proposal Roof Plan



Current Proposal Roof Plan

4. To the front of the application site a bin store and access to Church Road are proposed. Units 1-3 would have an enclosed garden area immediately adjacent to the respective units. The remaining rear amenity space appears to be for use by all of the units and includes a cycle store with 6 racks.
5. The application form states that external finishes is proposed as brick walls and tiled roof.

Planning History:

6. Planning permission was refused and an appeal dismissed in June 2018 for 10. No. residential apartments with associated parking and access following demolition of the existing dwelling. The application was refused on four grounds:
 1. Excessive height, convoluted design and significant spread of development into the site combined with the incongruous layout of the amenity area, the proposed building would fail to integrate into the residential character and would significantly urbanise the edge of the SULV. The proposed development would significantly detract within the street scene and would have a detrimental impact on the character and appearance of the site and the SULV, especially views from the south and east of the site;
 2. By virtue of excessive bulk and significant projection into the site and the proposed building would have an overbearing impact on the existing and future occupants of no. 130 Church Road;
 3. Absence of a bat survey, and
 4. No provision for affordable housing.
7. The appeal Inspector dismissed the appeal. However, the Inspector considered that the appeal redevelopment scheme would have had an acceptable appearance from Church Road. The Inspector also accepted that the general principle of the replacing the existing bungalow with a larger building. This decision and the Inspectors comments therein are an important material consideration in determining this latest application and should be given considerable weight.

Principle of Development:

8. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
9. 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 the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. As the site is within a major development location, the

redevelopment of the existing bungalow with a larger flatted apartment block is acceptable in principle.

10. Policy CP3 of the Core Strategy also states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.
11. The Borough Design Guide SPD provides general design guidance for different types of development within the Borough. For residential developments, the SPD advises that proposals should relate positively to existing form in respect of height, scale and mass (amongst other things) and that the open spaces around residential development should also play a part in helping to assimilate new development in its context. The design-based criteria of Policy CP3 and the BDG is assessed in more detail below.

Sustainability

12. Policies CP1, CP6 and 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. The site is located a short distance from Shepherd Hill roundabout where there are retail shops. There is also a bus stop a short distance from the application site. The site is within a major development location and is acceptable in terms of the sustainability principles stated in the Core Strategy.

Character of the Area:

13. The application site is located on a residential road which provides a vehicular link between the settlements of Sonning, Woodley and Earley within the Borough. Built form along Church Road comprises of single and two storey detached dwellings set in a linear pattern whereby properties face the street. Plot and dwelling sizes are not completely uniform. The open space to the rear (east) and to the side (south) of the site provides an important visual break from built form in the locality and this recognised in policy as part of the site being within the SULV.
14. The site itself comprises of a detached bungalow and detached garage which is located on a raised land level from the road side, which is similar to neighbouring property to the north. The existing dwelling follows the building line of the properties to the north and appears relatively modest in size when compared to some of the larger two storey dwellings in the local area, especially to the north; for example 132 Church Road which comprises ten apartments flats and has similar dimensions (21m metres deep and 22 metres wide and between 6.75m and 8.3 metres to the ridgeline) to the proposed scheme. There is a significant amount of landscaping within the site which would help the existing and proposed built form assimilate into the character of the parkland to the south and east. When travelling from north to south (from Pitts Road to Church Road) the size and scale of dwellings and the staggering of the building line to the east to provide a visual approach to the open space with the final two dwellings being modest in size with mature landscaping visible from above the ridge height to create a sense of openness and relief from built form.

15. Core Strategy policy CP3 advises that 'planning permission will be granted for proposals that:
- a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupier and their quality of life; and
 - f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially the existing dwellings) including the use of appropriate landscaping;' amongst other things.
16. When the Inspector considered the previous application (172687) he acknowledged that the then proposed 10 flats would spread across much of the frontage, with the bulk of the building being broken up by the use of a subordinate level of the roof at one end, differences in the size of dormer windows and simple gable element which stands slightly proud of the main wall. These design features were considered to reduce the prominence of the proposed two storey building. However, it was then acknowledged that the ridge height would be much higher than the existing bungalow.
17. The scale of the proposed development has decreased with a resultant reduction in bulk as outlined earlier in the report. For example the maximum depth of the building has decreased from 28 metres in the refused scheme to 20 metres in the current proposal. The width of the proposed building has also decreased. The proposed west elevation uses similar techniques of the ridge height dropping down at northern end and continues to have dormer windows and windows of different sizes. The scale and bulk of the proposed dwelling is now considered to be in keeping with the character of the area.
18. The height of the proposed building is similar to the appeal proposal. The Inspector acknowledged that the use of design features such as subordinate level at one end and differences in size of dormer windows means that the two storey form is much reduced even though the ridge of the roof would be much higher than the existing bungalow. The current proposal is considered to do the same.
19. The Inspector considered that limited glimpses of the flat roof to be acceptable, the current proposal reduces the amount of flat roof by approximately 40% and it would be less apparent in the context of the street scene than the previous scheme.
20. The Inspector considered the design form of the appeal scheme to be similar to the development at No. 132, which was considered to sit comfortably and had a similar extent of landscaping around the car park to the appeal proposal. Overall the Inspector found this aspect of the development to be acceptable and not harmful to the character and appearance of the area. The current proposals are similar in this respect and therefore have an acceptable impact on the character and appearance of the surrounding area.



132 Church Road, Earley

21. The subject site is situated adjacent to Bulmershe SULV and therefore it is open to public view from the south. This means that there are public views of the rear elevation. The southern elevation would be seen in longer views from Woodlands Avenue. In the appeal proposal the ridge of the roof of the main element of the building runs parallel with Church Road, a further ridge at right angles to this and parallel with Woodlands Avenue would result in a form of 'crown' roof and this would be a prominent feature on the corner and a similar 'crown' roof was proposed over unit 9. The Inspector concluded that the basic flat roof form of the overall structure would be readily apparent in views from the south and this would be a discordant feature in the street scene and in the wider landscape of the open area. The five dormer windows in the appeal proposal were considered to accentuate rather than break up the bulk, width and overall mass of the building. The proposed scheme has a smaller roof as the number of units has been reduced. The width of the rear elevation has been reduced. The rear elevation has also been staggered which breaks up the appearance of the rear of the building. Therefore, the revised proposals overcome these previous concerns.
22. Paragraph 12 of the Inspector's appeal decision acknowledges the rear extensions at no. 130 and no. 132, however, considers these not to be prominent and seen as ancillary features in the overall context of the existing development. At the appeal site the Inspector's view was that the proximity of the new building to the southern boundary means that the building bulk would be more exposed on a prominent corner. The scale of the building bulk in the appeal proposal would spread in an easterly direction and would significantly project beyond the frontage buildings in Church Road which is the core form of the present pattern of development and is central to the established character. The current proposal reduces the depth of the building, the proposed building would have a maximum depth of approximately 20 metres (it was 28 metres in the scheme submitted under 172687).
23. The mass and design of the building bulk proposed on the south elevation was considered by the Inspector to be at odds with the present character of development and would have a prominent and harmful visual impact on the open area to the south, which is considered to have special landscape value. The current proposal reduces

the depth of the building on the southern elevation. The basic flat roof form when viewed from the south has also been reduced.

24. The existing dwelling follows the building line of the properties to the north and appears modest in size when compared to some of the larger two storey dwellings in the local area. There is a significant amount of soft landscaping within the site which helps the built form assimilate into the character of the parkland to the south and east. The mature landscaping will also be visible to create a sense of openness.
25. In respect of the northern elevation, this would face the adjacent residential property at no. 130 Church Road. The northern elevation of the proposed building would be between 1.1 metres and 2.3 metres from the common boundary between the two sites. The proposed building would be staggered along the northern elevation.
26. The proposed building would be 9.4 metres deeper at its deepest point to the narrowest point of no. 130. This compares to being 20 metres longer in the appeal proposal. In the 2018 appeal the Inspector concluded that “the scale of building bulk that would spread in an easterly direction would significantly project beyond the frontage buildings in Church Road which is the core form of the present pattern of development is central to its established character”. The scale of building bulk in an easterly direction has been significantly reduced from the appeal proposal and is similar to the building line of the existing buildings.
27. Overall, the proposal incorporates a substantial reduction in the bulk and mass of the development proposed under 172687 and represents a suitable replacement building in settlement that accords with the relevant local and national planning policies and guidance.

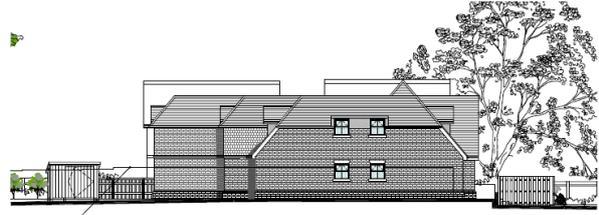
Residential Amenities:

28. There is only one residential neighbouring property to the application site, to the north at No. 130 Church Road. No. 130 is a bungalow. The application proposals include two windows in the first floor in the elevation facing no. 130 Church Road. Both of the proposed windows would serve bathrooms, a condition is recommended to ensure these windows to be obscure glazed (Condition No. 10). The proposal is in accordance with Core Strategy policy CP3 in this respect.
29. As per the previous proposal the proposed building would maintain a distance of at least 6 metres from the neighbouring property at no. 130 Church Road.
30. In considering the appeal proposal the Inspector was concerned about the proximity of the building bulk to the party boundary and the degree to which this would project eastwards down the garden. In the previous application the scale of the building mass was considered to appear well above the party boundary fence and give rise to an overbearing effect on the living condition of current and future occupants of no. 130 by severely imposing on the aspect from the rear facing windows and from within the garden itself. The current proposal staggers in the building away from no. 130 and the proposed depth has been reduced by 10.3 metres.

North Elevation (Facing No. 130 Church Road)



Proposal refused at appeal



Current Application



Proposal refused at appeal



Current Proposal

31. Overall, the proposal has reduced the depth of the building adjacent to No. 130 Church Road and the staggering of the building would also reduce the impact on the neighbouring property. The proposed development does not result in overlooking, with appropriate conditions (Condition No 10) and not to have an overbearing effect on the living conditions of current and future occupants of no. 130 Church Road.

Amenity of Future Occupiers:

Space Standards:

32. Policy TB07 of the MDD and R17 of the SPD 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 70m² applies for one storey, two bedroom, four person occupancy dwelling.

Unit	Bedrooms	Occupancy	Area	Required	Complies
1	2	4	76m ²	70m ²	Yes
2	2	4	76m ²	70m ²	Yes
3	2	4	81m ²	70m ²	Yes
4	2	4	73m ²	70m ²	Yes
5	2	4	72m ²	70m ²	Yes
6	2	4	74m ²	70m ²	Yes

Unit	Bedrooms	Occupancy	Main bedroom >12m ²	Secondary bedroom	Living Space >27m ²
1	2	4	15m ²	11.5m ²	29.67m ²
2	2	4	11.5m ²	9.3m ²	29.14m ²
3	2	4	15.9m ²	14.7m ²	29.56m ²
4	2	4	11.8m ²	11.5m ²	30.33m ²
5	2	4	11.5m ²	9.3m ²	29.04m ²
6	2	4	13.3m ²	11.6m ²	29.60m ²

33. A dwelling with more than one bedroom should have a main bedroom, which is to have a minimum area of 11.5m². All of the proposed bedroom 1's are 11.5m² or more. Policy TB07 seeks a minimum of 27m² for 4 person designed occupancy for combined living, dining and kitchen space. There should also be provision for storage. All of the proposed units have over 27m² of combined living, dining and kitchen space and have over 2m² of storage space. All of the proposed units have at least one double bedroom. All of the proposed bedrooms are at least 7.5m² and 2.15m wide. At least one of the double bedrooms is at least 2.75m wide. Every other double room is at least 2.55m wide. Units 2 and 5 have single second bedrooms. The proposals meet the Technical Housing standards.

Access and Movement:

34. There is an existing access onto Church Road and the submitted details indicate that this will be improved to provide access for six flats. The submitted drawings demonstrate a 5.0m wide access will be provided and this is wider than the existing. The increased width is required to enable two vehicles to pass. The dropped crossing will need to be extended to accommodate the widened access, as indicated on the submitted drawing. An informative has been added for this element of the proposal (Informative no 5). There is good visibility onto Church Road and this is acceptable to serve the development. There is adequate turning area for vehicles to enter and leave the site in forward gear. No gates have been indicated across the access however to ensure vehicles can leave the highway safely a condition will be required so that any future gates will be set back from the highway (Condition no 15).
35. The submitted layout indicates nine parking spaces with dimensions 5.0m x 2.5m. The level of parking has been reviewed against the council's parking standards and exceeds the minimum requirement. This is based on 1 x allocated space per unit plus 2 x unallocated spaces and 1 x visitor space. These have been clearly indicated on the submitted drawing and condition no 12 is included to ensure this is retained in the future.
36. A secure and covered cycle store has been indicated to the rear of the units. This is located with pedestrian access to the building and therefore acceptable in principle. It is stated that this will store six cycles and this level of parking complies with WBC standards. Detailed design is required prior to occupation of the units to ensure the store is of suitable size to accommodate at least six cycles.

Flooding and Drainage:

37. The development site is located within flood zone 1 and the application form states that SuDS (Soakaways) would be used to manage surface water runoff while foul runoff will be dealt with via mains sewer or cess pit. The Council's Drainage Engineer has no objection to the principle of the development. Condition no 8 is recommended requiring drainage details to be provided.

Landscape and Trees:

38. Part of the rear garden of the site is included within the SULV and which extends into the publically accessible land to the south and east of the application site. There are also two TPO trees within the site (TPO1154/2006) a Sycamore to the front of the dwelling on the southern boundary and an Oak on the northern boundary to the rear of the site. TPO 3/1951 wraps round the southern and eastern boundary of the site. The application is supported by Tree Survey which concludes the principal arboricultural features within the site can be retained and adequately protected during development activities and there will be no appreciable post development pressures and certainly none that would oblige the Council to give consent to inappropriate works.
39. The Council's Trees and Landscape Officer has been consulted on the application and has no objection. The proposals show a sensitive response to the site and its wider setting. It is recommended that a landscape strategy be submitted to define the differing boundary treatments proposed, surfacing, artefacts and existing and

proposed planting Condition 4 and a Landscape Management Plan including management of the trees and tree protection be included as condition 6.

Environmental Health:

40. There is no knowledge of any known pollution or contamination issues at the site. On a precautionary basis the possibility of contamination should be assumed when considering sensitive development proposals such as housing. An assessment of potential contamination would therefore be required for the proposed residential development and it is considered acceptable to secure this by way of condition 9.

Amenity Space for future occupiers:

41. Following the proposed development there would be approximately 42 metres depth of garden space on site, the dismissed scheme had 30 metres. The removal of the individual sheds is a positive improvement to the proposals both in respect of residential amenity and visual amenity. The ground floor units would have access to their own private outdoor space and the eastern end of the garden would also be available. Any future occupants would also have access to Bulmershe Park, which is immediately adjacent to the site. The Borough Design Guide recognises that flatted development may include small amenity areas, however the submitted proposal offers a large shared garden and is in close proximity to a park and therefore the proposed development is considered to comply with the Borough Design Guide in this respect.

Ecology:

42. Due to the proximity of the site to suitable bat foraging habitat on site has a potential to act as a roost site for bats, which are legally protected species. In addition to this, there are a number of bat roosts present locally (at least 5 within 350 metres of the site) and the garden of the site lies adjacent to an area of good habitat connectivity. The building on the site is to be demolished. The application is supported by a bat survey which has been reviewed by the Council and is of appropriate standard. The report states that there are a number of minor potential bat access points, however, it concludes that the demolition works are unlikely to affecting roosting bats. However, a condition no 7 is included requiring details of biodiversity enhancements.

Community Infrastructure Levy (CIL) & Affordable Housing:

43. *Community Infrastructure Levy:* The proposed development would be CIL liable as it is for new residential development.

44. *Affordable Housing:* The threshold for affordable housing is 5 dwellings or more on residential sites of 0.16 hectares or larger. This site exceeds the threshold in both respects and therefore there is a requirement for the provision of affordable housing. To meet the requirements of Policy CP5 of the Core Strategy, a minimum of 20% of the total number of units (net) should be provided as affordable housing, this equates to 1 unit in the proposed 6 dwellings (net gain of 5 units). The only practical means of delivery for the affordable housing is through a commuted sum. The commuted sum sought in-lieu of 1 unit is £68,574.32 index-linked towards affordable housing in the borough. The refused application sought 35% affordable housing. The consultation response on affordable housing requests 20% affordable housing as the majority of

the built development would be on the footprint of the existing bungalow. The Inspector agreed that an affordable housing contribution was required. It is noted that since the appeal decision, the NPPF has been updated but this is not considered to impact on the affordable housing requirement.

CONCLUSION

The proposal represents an acceptable redevelopment of the application site. The proposal is acceptable in terms of impact of the character of the surrounding area including its impact on the Site of Urban Landscape Value, impact on adjoining properties. Necessary conditions are recommended to be imposed in respect of highways, ecology and trees protection. The proposed development is therefore recommended for approval.

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West Elevation (Church Road Frontage)

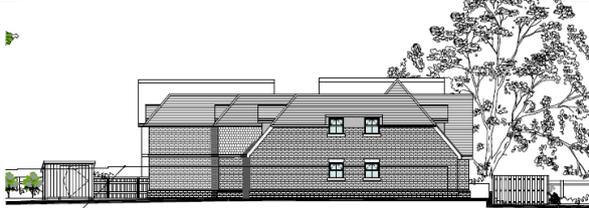


Proposal refused at appeal



Current Application

North Elevation (Facing No. 130 Church Road)



Proposal refused at appeal

Current Application

South Elevation (Facing Bulmershe Site of Urban Landscape Value)



Proposal refused at appeal



Current Application

East Elevation (Rear Elevation)



Proposal refused at appeal

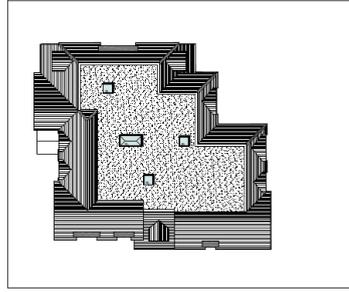


Current Application



Proposed Roof Plan

Appeal Proposal Roof Plan



Proposed Roof Plan

Current Proposal Roof Plan

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Agenda Item 21.

Application Number	Expiry Date	Parish	Ward
191126	15/07/2019	Woodley	South Lake North

Applicant	Mr M Joshi
Site Address	24 Campbell Road, Woodley, RG5 3NA
Proposal	Householder application for the proposed first floor side extension, conversion of existing garage to create habitable accommodation, two storey rear extension following the demolition of existing single storey rear, plus changes to fenestration and internal alterations.
Type	Householder
PS Category	21
Officer	Adriana Gonzalez
Reason for determination by committee	<p>The application has been listed by Borough Councillor Blumenthal on the following grounds:</p> <ul style="list-style-type: none"> - Loss of privacy upon dwellings nos. 22 and 26 - Loss of light upon dwellings nos. 22 and 26 - Highways safety and parking provision; insufficient driveway parking so cars will have to park on the road which will exacerbate the parking problems around the Primary school. - Proposed building looks as if there is less than 1 metre to the boundary of 22 Campbell Road. - Noise from ongoing works if proposal granted planning permission

FOR CONSIDERATION BY	Planning Committee on Wednesday, 10 July 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The application is before Committee as it has been listed by the Borough Councillor for Woodley area.</p> <p>The application site comprises a two storey detached dwelling linked to no. 22 Campbell Road via an attached garage. The proposal is for the erection of a part single, part two storey rear extension, a first floor side extension over the existing garage, as well as the conversion of the garage to create habitable accommodation to dwelling.</p> <p>The application is a resubmission of a very similar scheme, which has been recently refused under planning reference 190530.</p> <p>The first reason for refusal related to the failure of the proposal in being set back from main building line, in conjunction with the lack of a window on the front elevation of the side extension. These have been addressed in the current scheme, by including a window at first floor in the front elevation of the side extension, as well as setting back the extension from the main building line.</p> <p>The second reason for refusal related to the lack of off-street parking spaces within the curtilage of the dwelling, which would significantly affect the area in terms of highway safety, especially due to the close proximity of the application site to the South Lake Primary School. The submitted plans for the current scheme show 3no. car parking</p>

spaces to be located in the front garden of the property, in accordance with the Council's Parking Standards.

The report concludes that the current scheme is considered to overcome the previous reasons for refusal. No part of the development would have a harmful impact on the character of the area, amenity of neighbouring occupiers, highway safety, the amenity of future occupiers or existing landscaping. It is recommended that this application is approved as it would accord with the NPPF and Wokingham Development Plan Policies.

PLANNING STATUS

- Major Development Location – Woodley
- Tree Preservation Order – TPO 3/1951

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 Plans

This permission is in respect of the submitted application plans and drawings numbered 03919-01; 03919-02; 03919-03; 03919-04; 03919-05; 03919-06 & 03919-07 received by the local planning authority on 23/04/2019, and revised plan numbered 03919-05-A received by the local Planning Authority on 07/06/2019. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. 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 existing building 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.

4. Parking to be Provided

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

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

5. Access Surfacing

No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres 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.

6. Dropped Kerb Widening

The development shall not be occupied until the vehicular access from the highway has been increased to a width of circa 5 metres (this work will need separate authorisation by the Borough's highway section – see informative below).

Reason: To allow vehicular access to off-street parking spaces without causing damage to the footway and kerb, and to avoid undue delay in vehicles leaving the highway in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

7. Obscure Glazing

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

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

8. Restriction of Permitted Development Rights - Windows

Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the first floor level or above in the east side and west side elevations of the development hereby permitted except for any which may be shown on the approved drawing(s).

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

Informatives:

1. 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.

2. There are trees located fairly close to the proposed extension. In order to protect and retain the trees, in accordance with policy CC03 of the MDD Local Plan, the area beneath

the furthest extent of the dripline of the canopy should be protected by a fence for the duration of the construction works, in order to protect the amenity and the area beneath the canopy from effects of construction such as storage of materials and chemicals.

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

- amended plans being submitted by the applicant to overcome concerns relating to impact on neighbouring amenities

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

PLANNING HISTORY

Application Number	Proposal	Decision
190530	Erection of a second storey side and two storey rear extension, to include the conversion of the garage to create habitable accommodation, with changes to fenestrations and internal alterations.	Refused – 05/04/2019

SUMMARY INFORMATION

For Residential

Site Area	384.5sqm
Existing parking spaces	3 (2 on site and 1 in the garage)
Proposed parking spaces	3 (on site)

CONSULTATION RESPONSES

WBC Biodiversity	No comments received
WBC Highways	No objections. Recommended approval with conditions
WBC Trees and Landscape	No objections. Recommended approval with an Informative

REPRESENTATIONS

Town/Parish Council: No comments

Local Members: One letter of objection from Councillor Blumenthal on the following grounds:

- Loss of privacy upon dwellings nos. 22 and 26
- Loss of light upon dwellings nos. 22 and 26
- Highways safety and parking provision; insufficient driveway parking so cars will have to park on the road which will exacerbate the parking problems around the Primary school.
- Proposed building looks as if there is less than 1 metre to the boundary of 22 Campbell Road.
- Noise from ongoing works if proposal granted planning permission

Neighbours: Three letters of objection received from the occupants of nos. 22, 26 & 28 Campbell Road on the following grounds:

- Changes to proposed scheme do not overcome reasons for previous refusal
- Parking – no provision for alterations to the existing driveway parking and no application submitted for dropped kerb widening
- Overbearing, from our kitchen wall we will be faced with a brick wall
- Inappropriate design not in keeping with the existing properties in the locality
- Loss of light upon our east facing kitchen door
- Loss of privacy from proposed first floor window on west flank elevation
- Asbestos present in these houses; disturbance can cause serious risk to health
- First floor side extension overbearing
- Overdevelopment of the site
- Detriment to the character of the street scene and area
- Terracing effect with unacceptable loss of visual gap between properties
- Ground floor rear extension less than 1 metre from side boundary, contrary to the Borough Design Guide
- Proposed rear extension will build over existing manhole cover with no provision made for access; this could create problems for nearby properties
- Noise from construction works

(Officer's note: the impact upon the character of the area, upon neighbouring private residential amenities, and highways safety and parking provision will be addressed below in relevant section of this report.

In regards to the potential noise, since this application is for a minor householder extension, it is not considered likely the noise will be to the extent of causing significant disruption to neighbouring properties during regular working hours. Should this not be the case, then this would be a matter for the developer to resolve with the Environmental Health Authority.

In regards to the potential presence of asbestos, this is not regulated by Planning Act, so it is not a material consideration in planning. Nonetheless, should this application recommended for approval, any concern in this respect would be a matter for the developer to resolve with the Environmental Health Authority)

APPLICANTS POINTS

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

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits

	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC07	Parking
	TB21	Landscape Character
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4

PLANNING ISSUES

Description of Development:

1. The proposal is for the erection of a part single, part two storey rear extension, a first floor side extension over the existing garage, as well as the conversion of the garage to create habitable accommodation to dwelling. In summary:
 - i. The part single, part two storey rear extension would project 3.3 metres from the rear elevation. At single storey, it would be flat roofed with maximum height of 2.9 metres whilst at two storey, it would have a double gabled roof of maximum height of 6.4 metres. Combined length would be approximately 8.8 metres.
 - ii. The first floor side extension would project 1.4 metres from the east flank with a gabled style roof of maximum height of 6.1 metres that would be 0.7 metres lower than the ridge of the host dwelling. Total length would be 7.3 metres.
 - iii. The garage conversion would include replacement of the existing garage door with brickwork and a window in front elevation.
2. It should be noted that this planning application is a resubmission of a similar scheme, which was recently refused under planning reference 190530.

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 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 site is located within major settlement limits and as such, the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

5. The application property is a two storey detached dwelling linked only to no. 22 via an attached garage (Picture 1). Sited within a residential setting with the exception of South Lake Primary School to the south, this section of Campbell Road (in close proximity particularly to the north) is of a relatively balanced character with evident

similarities in the design and appearance from no. 10 through to the application site no. 24; materials noted to vary. The site visit confirmed that there is an established building line shared between no. 18 to no. 24 whilst in the wider proximity no evident building line is considered to prevail. In addition, properties maintain good physical and visual separation from each other, which makes a positive contribution to the openness of the street scene.



Picture 1: Application site and its neighbouring property no. 22 Campbell Road

6. The proposed first floor extension would be the main element viewable from the street scene, though parts of the proposed two storey side and rear extension would be visible when travelling west along Campbell Road. The application site sits forward of no. 26, and the existing public footpath running next to no. 24 contributes even more to the generous gap between these properties.
7. The Borough Design Guide (SPD) advises that extensions and alterations should respond positively to the context, maintaining or enhancing the street scene and local character. The guide also states that side extensions in particular should be clearly subservient to the host dwelling. As per the SPD, “side extensions should be set back from the building line by at least 1 metre, preferably with a lower roof line and should be at least 1 metre from the plot boundary.”
8. The previous scheme was refused due to its failure of being set back from main building line, in conjunction with the lack of a window on the front elevation of the side extension. With the current proposal, this reason for refusal has been overcome, as the proposed first floor side extension has been set back from main building line by approximately 0.34 metres, and a window has been inserted in the front elevation of the proposed side extension. Whilst it is acknowledged that this set back is less than the minimum 1 metre recommended in the Borough Design Guide (this was raised as an objection from neighbours), it is considered that due to the fact that the proposed first floor side extension would be set down from the main ridge height and separated by 1 metre from the virtual boundary line at first floor level, all these elements combined with the insertion of the window would make provision for a balanced first floor side extension, which would appear subservient to the form and scale of the original dwelling and in keeping with the overall appearance of the street scene.

9. It should be noted that, whilst every planning application must be assessed on its own merits and against its particular context, in this specific case it is of significant relevance the similarities the proposed scheme has with the planning permission granted to property no. 20 Campbell Road (Picture 2) for extensions to the main house (Planning Reference 150230). Moreover, the site visit confirmed that there are other first floor side extensions on properties along Campbell Road – including nos. 65 and 28) (Picture 3). It follows that the proposed first floor side extension at no. 24 would not introduce an alien design element to the street scene, but would contribute to the character of the surrounding area.



Picture 2: Approved extension at property no. 20 Campbell Road under planning permission 150230



Picture 3: Existing first floor side extensions at properties nos. 65 and 28 Campbell Road

10. In accordance with the Borough Design Guide, rear extensions should not project more than 4 metres from rear wall where they are sited close to a boundary. In this respect, the projection of the proposed rear addition would comply with the aforementioned guidance, and the part of the proposed two storey extension that would be visible from the public realm would be set down from main roof ridge line, separated from the west side boundary and with a double gabled roof of similar design to that of the host dwelling, in accordance with the Borough Design Guide. As such, it is a sympathetic addition which would not have a detrimental impact upon the character and appearance of the main building or local area.

11. The proposed conversion of the existing garage would include the replacement of the existing garage door with brickwork and a window which would be of similar design to the existing windows in front elevation of the host dwelling. The proposal would result in an altered front elevation at the property, however, this would not have any detrimental impact on the neighbourhood character since it would not increase the footprint or mass of the property nor would it be an intrusive feature of the street

scene, as the site visit confirmed that other properties in the neighbourhood have undergone similar conversions, including nos. 20 and 18 Campbell Road.

12. It follows that overall the proposal would be compliant with national and local planning policies, and so it is considered acceptable in this regard.

Neighbouring Amenity:

13. Overlooking: no significant impact would be anticipated in this respect. The proposal would include additional fenestration to the front, rear and side (west) elevations of the application property. Fenestration as proposed would provide similar views to those that exist and are unlikely to impact over and beyond the existing degree of privacy shared within the setting. Furthermore, no windows would be added on east side wall facing property no. 22, and the proposed window at first floor on west side elevation facing property no. 26 would be serving a bathroom which is a non-habitable room, and in any case, an obscure glazed condition (Condition No 7) is included to mitigate any potential harm in this respect.
14. Loss of Light: In respect to neighbouring dwelling no. 22 Campbell Road, at first floor level, the nearest room served by a window is a bathroom (non-habitable room) whilst at ground floor, the site visit confirmed that no. 22 has an existing single storey rear extension built right up to the common side boundary. The proposed rear extension would not project from the rear building line created by the extension at no. 22. Furthermore, in accordance with the BRE Sunlight/Daylight Guidance and R.18 of the Borough Design Guide SPD, the applicant has submitted a revised plan (03919-05-A) showing that no infringement of the 45 degree line of sight would occur especially at first floor level, therefore no unacceptable impact would occur in this regard.
15. In relation to neighbouring property no. 26 Campbell Road, it should be noted that there are approximately 9.4 metres between the closest part of the proposed extension and the flank wall of property no. 26, where the kitchen door is located. Furthermore, the site visit confirmed the presence of existing dense vegetation and an approximately 2 metre high timber boundary fence at property no 26 close to the public footpath between properties, which already contribute to some degree of overshadowing upon the kitchen door. Nonetheless, as recommended in the BRE Sunlight and Daylight Guidance, a 45 degree test was carried out demonstrating that the proposal would not infringe this line and as such, no overshadowing impact would occur upon the private amenity areas of the neighbouring dwelling.
16. Overbearing: the Borough Design Guide SPD states that rear extensions should not project more than 4 metres from the main rear wall where they are close to a side boundary. The proposed rear extension would extend 3.3 metres, in accordance with the SPD and no further than the rear building line established by the rear extension at no. 22 Campbell Road. At first floor, the extension would be separated from east side boundary by 1.05 metres, and whilst it is acknowledged that at ground floor the rear extension would be closer to the east boundary line than the minimum 1 metre recommended in the SPD, it has been already mentioned that the existing single storey rear extension at no. 22 has been built right up to the shared boundary line, and since the proposed part single storey extension would not extend further than the one at no. 22, it is considered unlikely any overbearing impact would occur upon this property.

17. The SPD also states that for two storey dwellings, the minimum separation distance from flank to boundary to limit sense of enclosure is 1 metre. The proposed first floor side extension would be separated from the boundary by 1.05 metres in accordance with the aforementioned guidance, therefore it is unlikely any overbearing impact would occur upon neighbouring property no. 22. Likewise, the 2.8 metres separation distance from the west side boundary alongside the public footpath running between the application site and no. 26 would avoid any sense of overbearing upon the latter.

Highways Access and Parking Provision:

18. The Borough Design Guide states that where a garage is to be converted into a room, then the parking space will need to be replaced. The second reason for refusal of the previous planning application was the lack of off-street parking spaces within the curtilage of the dwelling, which would significantly affect the area in terms of highway safety, especially due to the close proximity of the application site to the South Lake Primary School. It should be noted that this has been raised as an objection from both neighbours and the local councillor.

19. The current scheme proposes 3no. car parking spaces to be located in the front garden of the property. This has been evaluated by the WBC Highways Officer who has determined that this provision of parking would be sufficient for a dwelling of this size, and in accordance with the Council's Parking Standards. As such, the Council's Highways Officer has recommended approval subject to conditions (Conditions 4, 5 and 6).

20. It should be noted that one of the objections raised during the consultation period was that the proposal did not include any provisions for alterations to the existing driveway parking, and that no application had been submitted for dropped kerb widening. Whilst these are acknowledged, it should be noted that both of these concerns have been considered by the Highways Officer, who has recommended planning conditions (Conditions 4, 5 and 6) to overcome the above issues. As such, the above objection could not be substantiated.

Amenity Space for Future Occupiers:

21. The proposal would increase the footprint of the original dwelling. However, the remaining amenity space would be of a size that would accord with the Borough Design Guide and would be able to accommodate typical garden activities; minimum garden length of approximately 14.2 metres. Therefore, no harmful impact would occur in this respect.

Trees and Landscape:

22. The site is located within TPO woodland order 3/1951, however, the site visit confirmed that there are no trees of any significance within the rear garden that would be affected by the proposed rear extension, and there are no trees within the front garden as most of it has been paved, currently accommodating 2 parking spaces, and the rest is only grass. As such, no significant impact would be anticipated in this respect.

23. Nonetheless, since there are trees in the rear garden that contribute to the landscape amenity both to the direct neighbours and to the immediate vicinity, the WBC Trees and Landscape Officer has evaluated the proposal and recommended that, should planning permission were granted, a planning informative is added to the decision in order to protect the existing trees in the rear garden of the property during the duration of the construction works.

Community Infrastructure Levy (CIL)

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

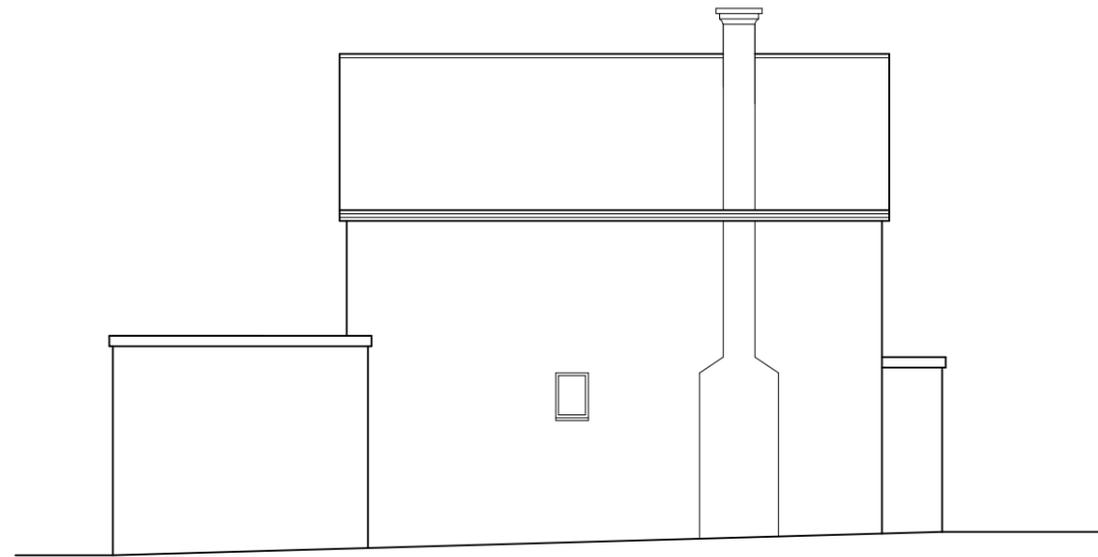
CONCLUSION

25. The proposal for a first floor side extension, a part single/part two storey rear extension and garage conversion are positive additions to the existing building, clearly subservient to the form and scale of the host dwelling, and in keeping with the style of the street scene. Moreover, other properties in the immediate vicinity have benefitted from similar extensions and within this context, the proposal would not be at odds with the established appearance of the street scene, nor would it have a detrimental impact upon the character of the area. It has been demonstrated that no part of the development would have any harmful impact on the amenity of neighbouring occupiers nor in terms of highways safety and parking provision. It is therefore recommended that this application is approved as it would accord with the NPPF and development plan policies for Wokingham Borough.

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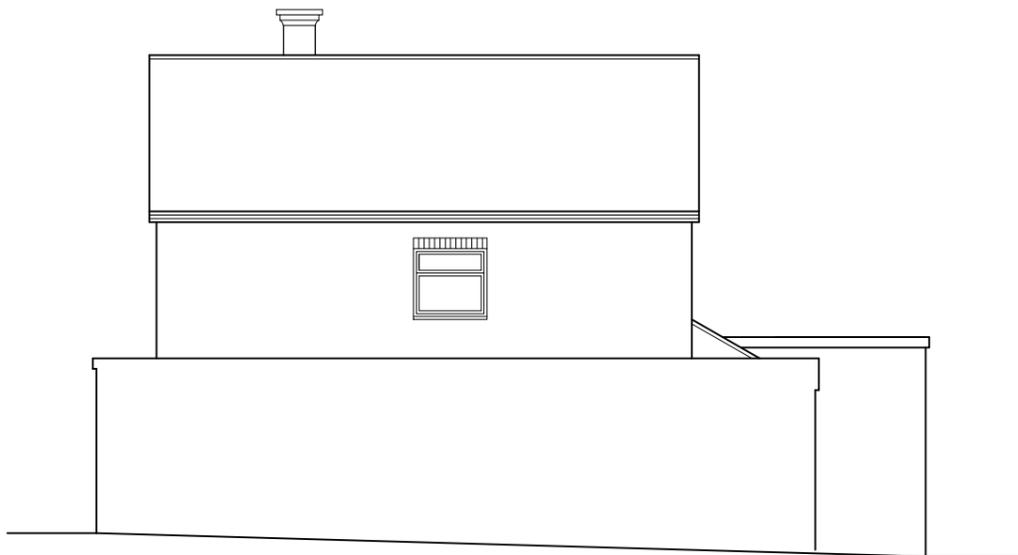


EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

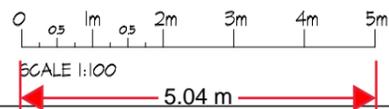
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EXISTING SIDE ELEVATION



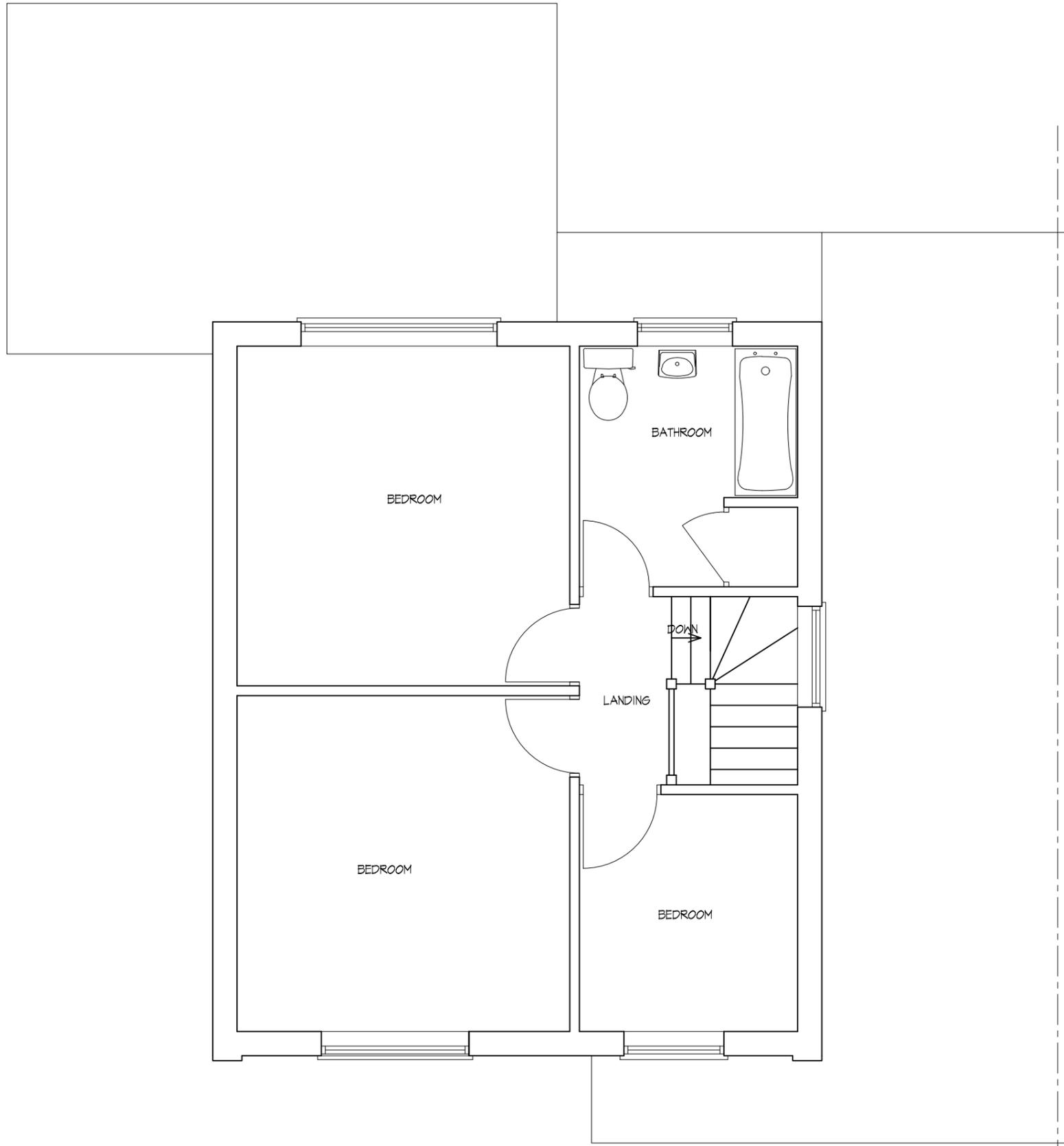
EXISTING REAR ELEVATION



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EXISTING ELEVATIONS	
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HENSON HOUSE NEWTOWN ROAD HENLEY-ON-THAMES RG9 1HG Tel 01491 411922 <small>info@creativedesignandstructure.co.uk www.creativedesignandstructure.co.uk</small>	
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EXISTING FIRST FLOOR PLAN

PROJECT

PROPOSED DEVELOPMENT AT ;
24 CAMPBELL ROAD
WOODLEY
RG5 3NA

TITLE

EXISTING FIRST
FLOOR PLAN



CREATIVE DESIGN &
STRUCTURE Ltd.

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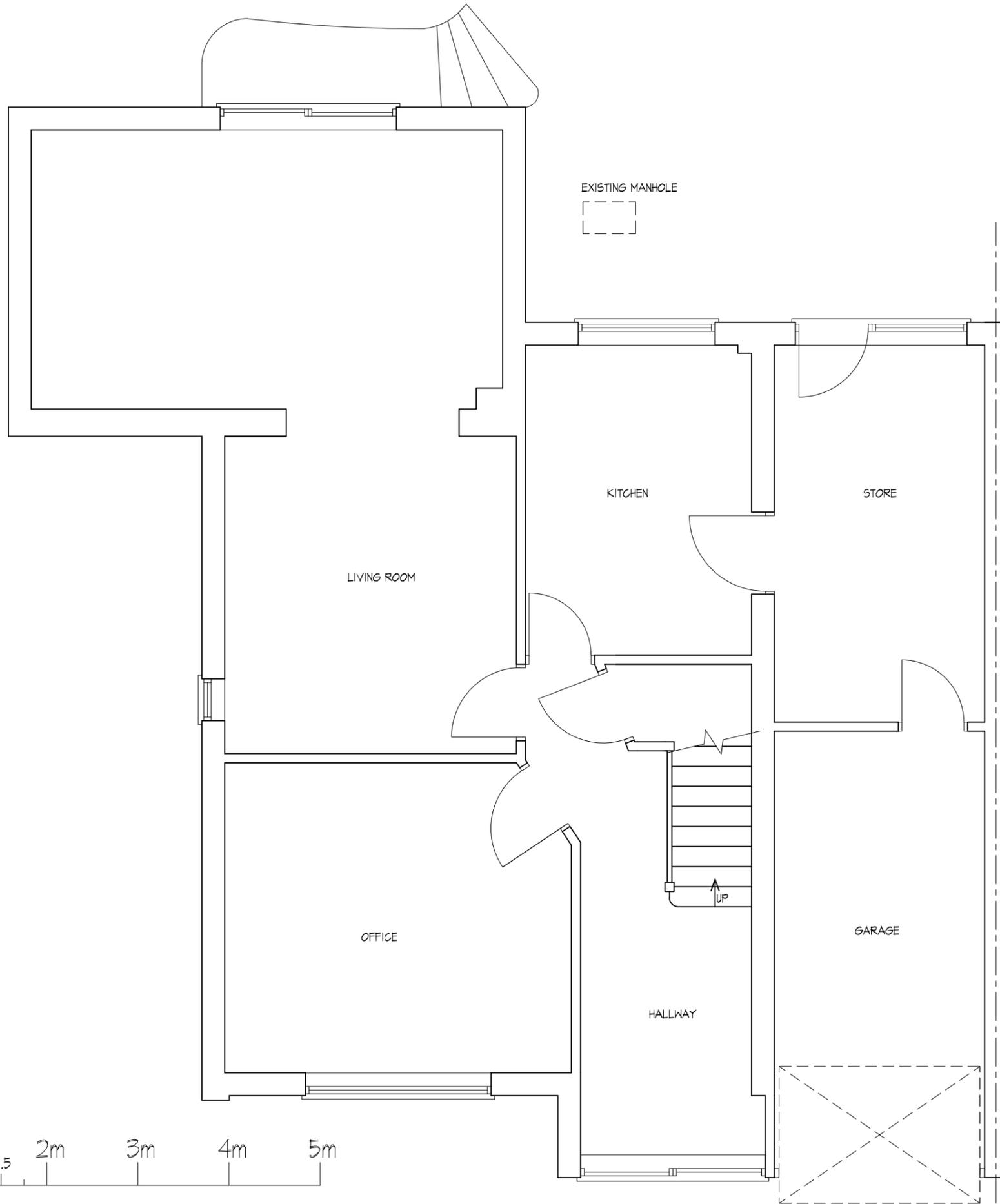
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EXISTING MANHOLE

KITCHEN

STORE

LIVING ROOM

OFFICE

HALLWAY

GARAGE



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EXISTING GROUND FLOOR PLAN

PROJECT

PROPOSED DEVELOPMENT AT ;
24 CAMPBELL ROAD
WOODLEY
RG5 3NA

TITLE

EXISTING GROUND
FLOOR PLAN



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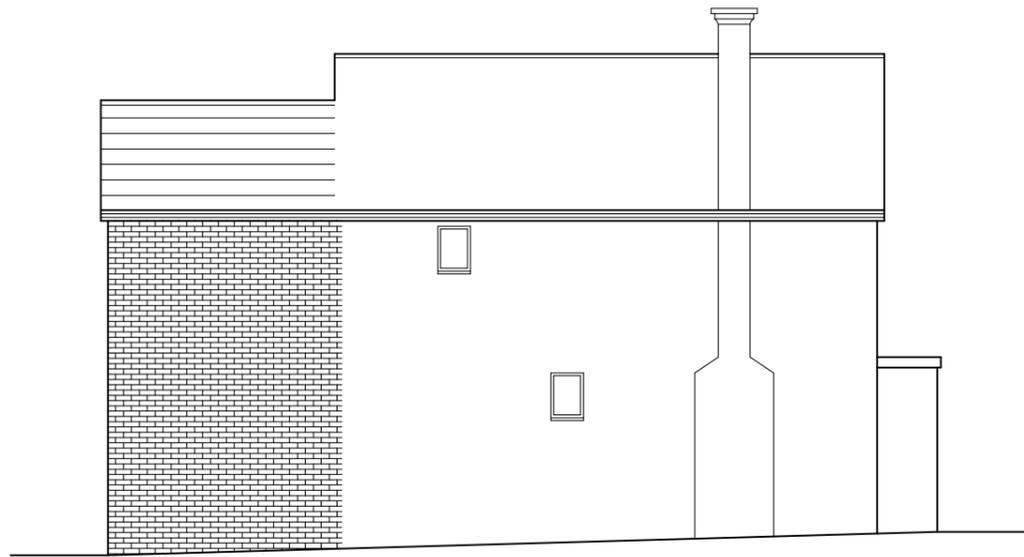
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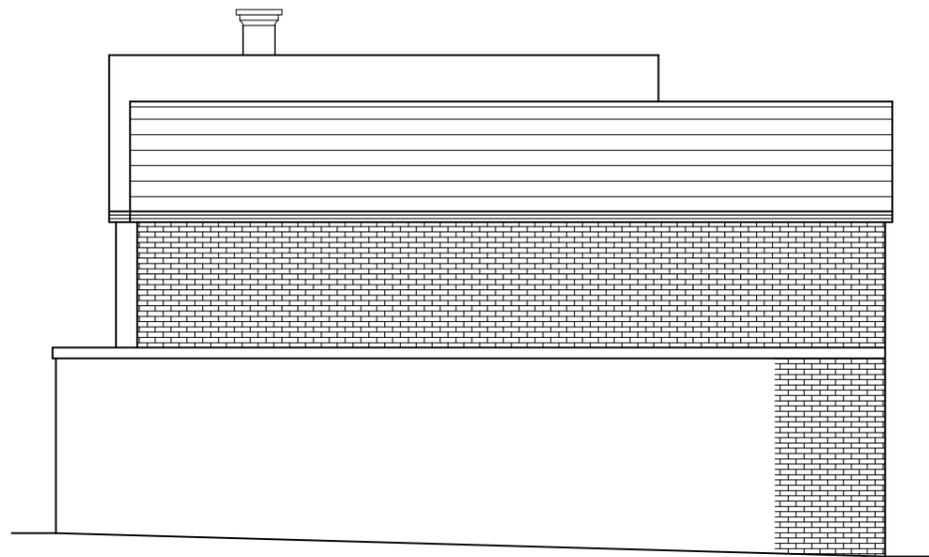
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PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

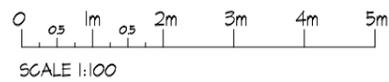


PROPOSED SIDE ELEVATION



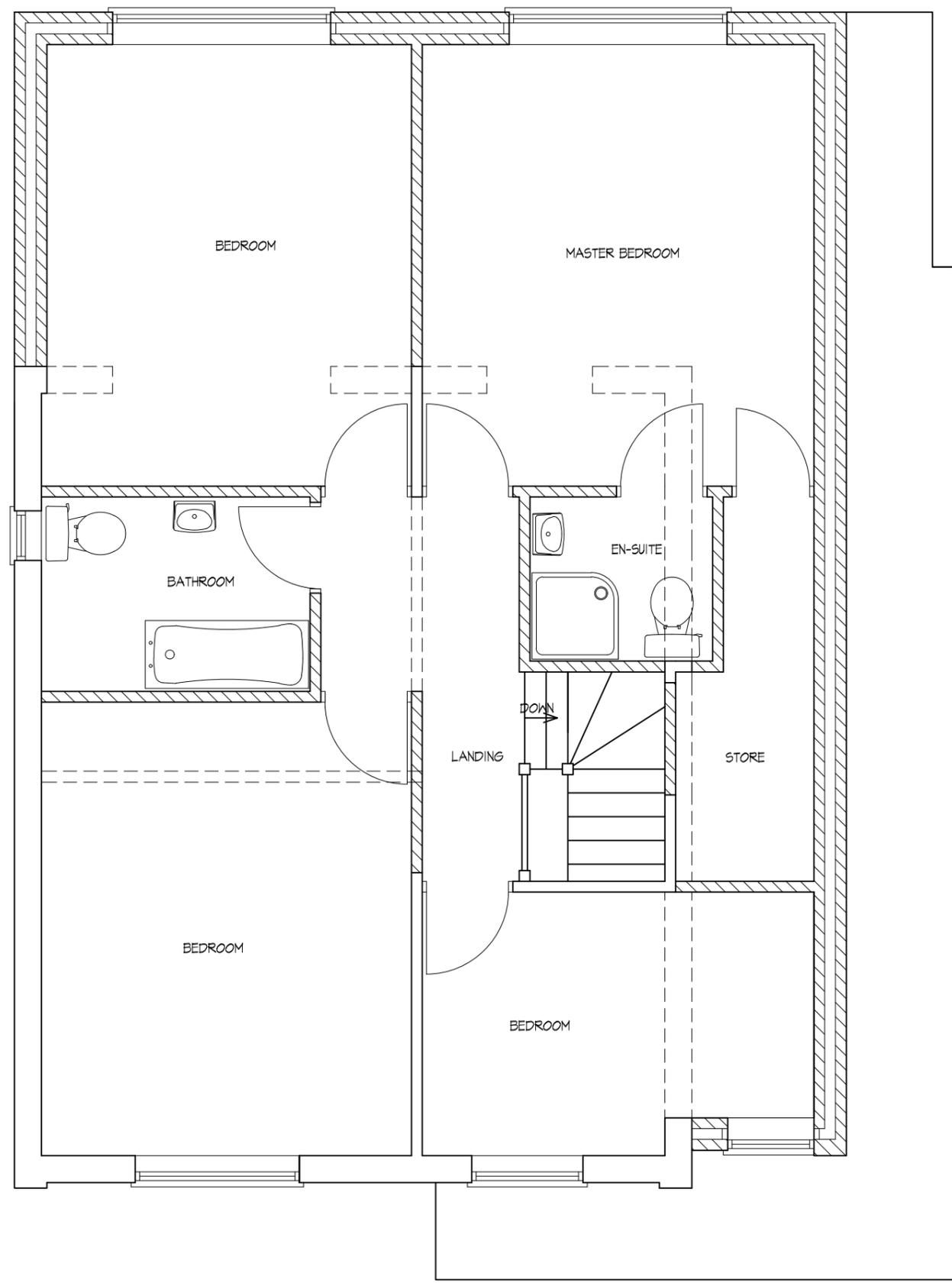
PROPOSED REAR ELEVATION

03



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TITLE PROPOSED ELEVATIONS									
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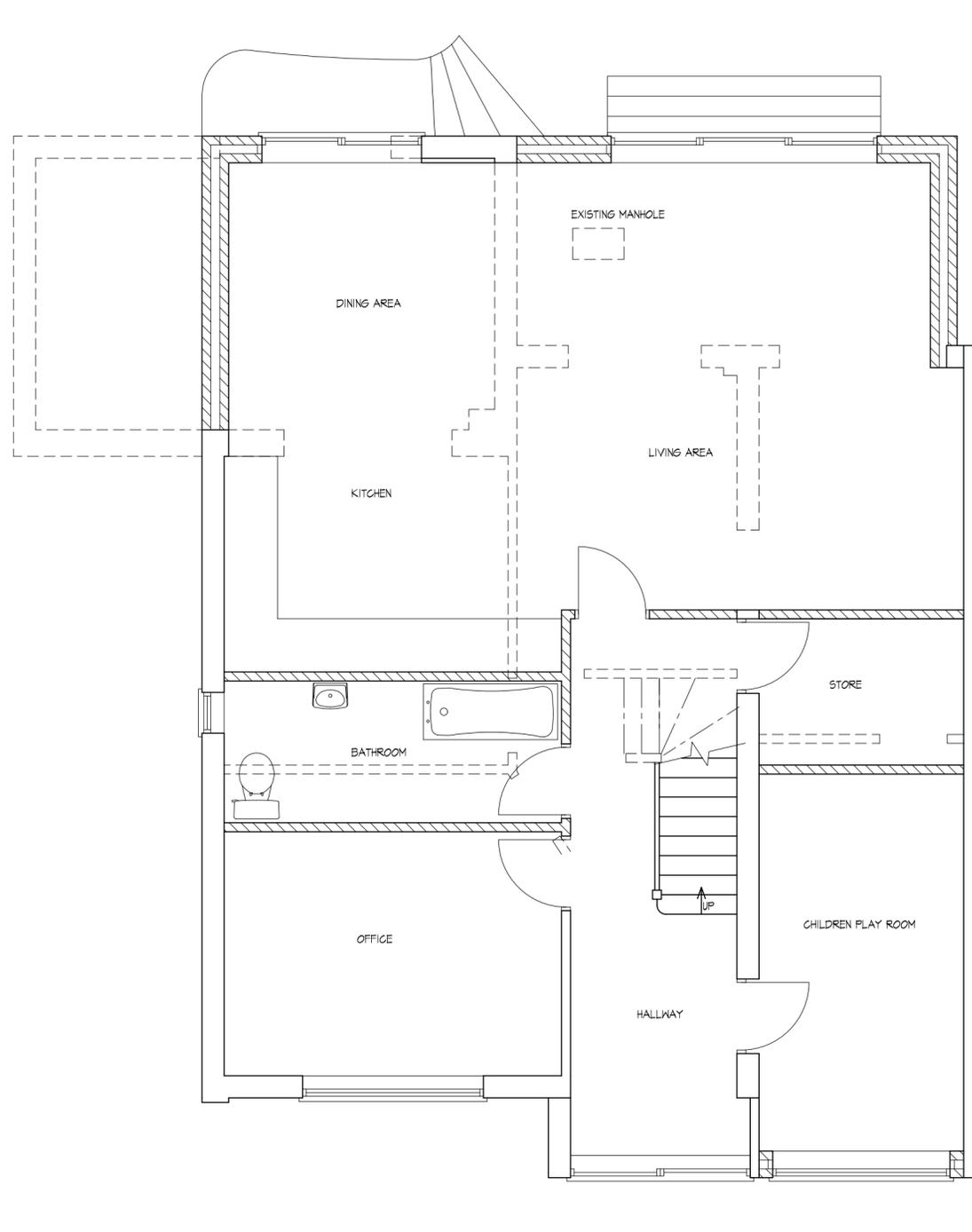


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PROPOSED FIRST FLOOR PLAN

PROJECT PROPOSED DEVELOPMENT AT ; 24 CAMPBELL ROAD WOODLEY RG5 3NA					
TITLE PROPOSED FIRST FLOOR PLAN					
 CREATIVE DESIGN & STRUCTURE Ltd.					
HENSON HOUSE NEWTOWN ROAD HENLEY-ON-THAMES RG9 1HG Tel 01491 411922 <small>info@creativedesignandstructure.co.uk www.creativedesignandstructure.co.uk</small>					
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PROPOSED GROUND FLOOR PLAN



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PROJECT
 PROPOSED DEVELOPMENT AT ;
 24 CAMPBELL ROAD
 WOODLEY
 RG5 3NA

TITLE

 PROPOSED GROUND
 FLOOR PLAN

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DATE FEBRUARY 2019	

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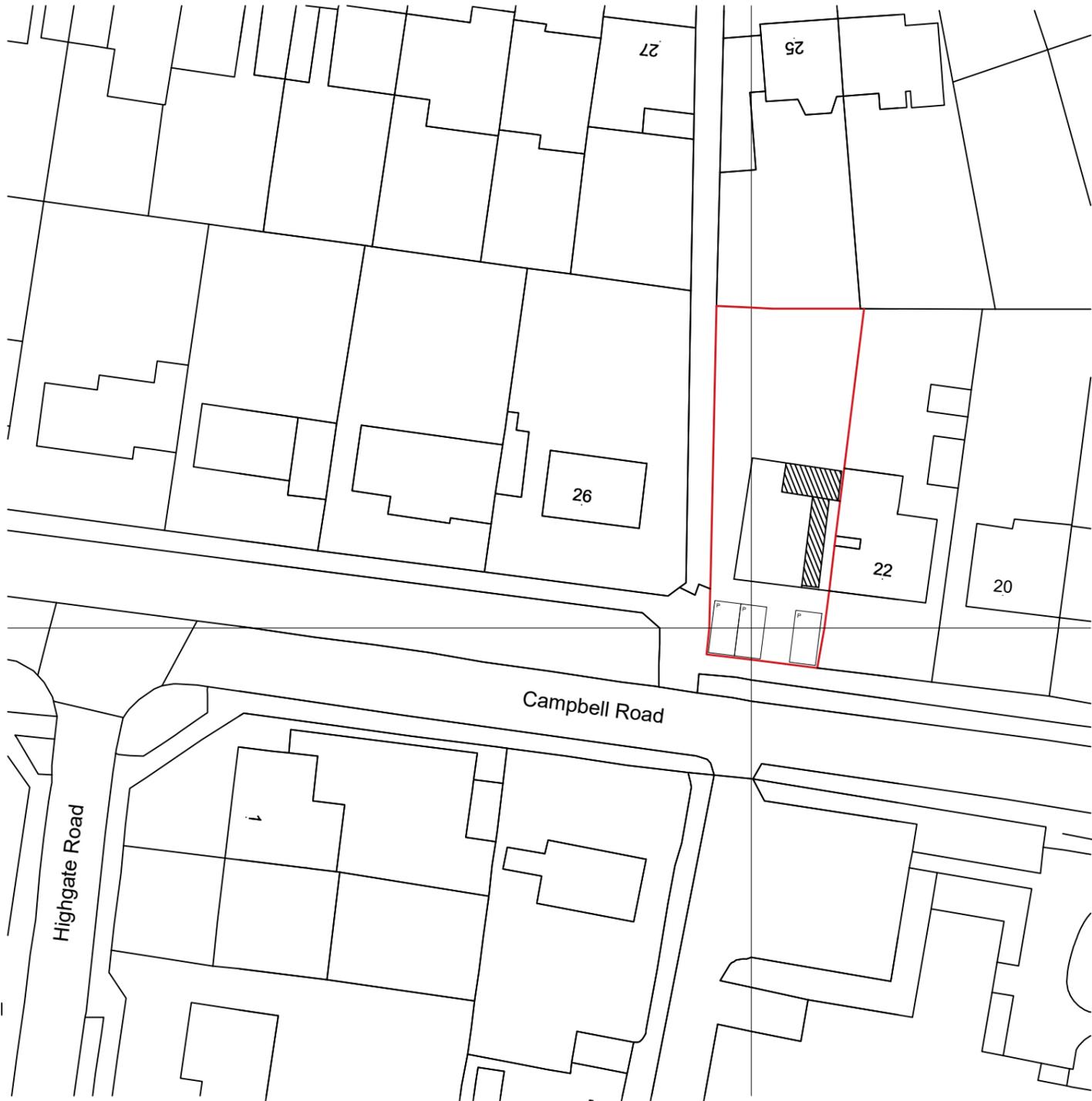
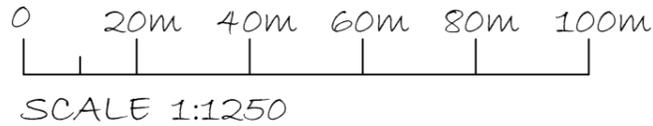
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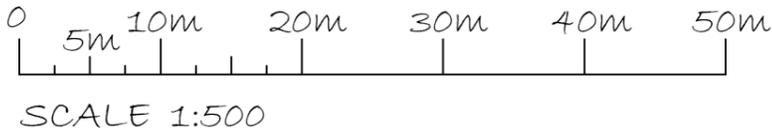
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LOCATION PLAN



BLOCK PLAN



PROJECT: 24 CAMPBELL ROAD WOODLEY RG45 3NA	DRAWING TITLE BLOCK AND LOCATION PLANS	CREATIVE DESIGN AND STRUCTURE	NEWTOWN HOUSE NEWTOWN ROAD HENLEY-ON-THAMES RG9 1HG Tel 01491 419322	DRAWING NO. 03919-07	REV.
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				DATE: MAR. 2019	

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Agenda Item 22.

Application Number	Expiry Date	Parish	Ward
191243	06/08/2019	Earley	Bulmershe and Whitegates;

Applicant	Spear Street Capital
Site Address	Thames Valley Park Building 1, Thames Valley Park Drive, Earley, RG6 1PT
Proposal	Full planning application for the proposed alterations to the site wide landscaping including amendments to the car parking provision, erection of cycle parking store, provision of electric charging points plus bin store and other associated works.
Type	Full
PS Category	6
Officer	Natalie Jarman
Reason for determination by committee	Major application (site area over 1 hectare)

FOR CONSIDERATION BY	Planning Committee on Wednesday, 10 July 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The subject site contains a vacant office building with associated car parking and landscaping.</p> <p>The application is reported to Planning Committee as the site area is over 1 hectare and it is thereby a “Major” application.</p> <p>Various alterations to the site are proposed to improve the office accommodation including alterations to erect a new bin store and cycle store, amendments to the front courtyard, installation of a new lay-by, alterations to the car parking layout including the introduction of electric vehicle charging points and new car park barrier, updated CCTV and external lighting systems and removal of some dead trees and hedgerow and provision of amenity facilities including outdoor gym equipment and furniture.</p> <p>The loss of some planting would enable the provision of overall enhancements to the site to ensure the long term attractiveness of the existing office accommodation. (For information, the loss of the planting is not development requiring planning permission).</p> <p>The proposals comply with national and local policies.</p>

PLANNING STATUS
<ul style="list-style-type: none"> • Major development location • Core Employment Area • Wind turbine safeguarding zone • Farnborough Aerodrome consultation zone • Sand and gravel extraction • Groundwater protection zone

- Landfill consultation zone
- Minerals consultation zone
- Contaminated land consultation zone
- Bat Roost Suitability Zone
- Cross Rail
- Gas Pipeline (Safety Hazard Area)
- Major Transport Scheme
- Public Open Space
- Railways
- Landfill Gas
- SSSI Risk Zone
- Electric Sub Station

RECOMMENDATION

Subject to no objection being received by either the Health and Safety Executive or Southern Gas Networks that the committee authorise delegation to officers to GRANT OF PLANNING PERMISSION subject to the following:

A. Conditions and informatives:

Conditions:

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

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

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

Planning Application PA2 Site Location Plan and OS Map (Ar24723 TVP1 0 PA2 OSM A)

Existing Site Plan (Ar24723 TVP1 SITE ESP B)

Key Plan (1535 L90-204 A)

Proposed Landscape Works (Ar24723 TVP1 SITE PLW A)

Proposed Project Concept (Ar24723 TVP1 SITE PPC A)

Proposed Bike and Bin Store (Ar24723 TVP1 SITE DT37 A)

Proposed Courtyard (Ar24723 TVP1 0 DT60 A)

Tree Removal and Retention Plan (1535 L90-201 B)

Landscape Analysis (1535 L90-200 A)

Landscape Strategy (1535 L90-202 B)

External Work: Issues and Strategies prepared by Landscape Perspectives Ltd dated April 2019 Rev C 03.05.19)

Courtyard Planting and Courtyard Low Level Planting

Design and Access Statement dated 19/04/19

Phase 1 Ecology Survey prepared by Alphacello dated 3rd May 2019 Version 5)

Arboricultural Survey Report and Method Statement prepared by Alphacello

Document Ref: 03rd May 2019/MB/Version 5.0

received by the local planning authority on 7th May 2019 and

Proposed DDA Fire Escape Ramp (Ar24723 TVP1 0 DT28 B)
Proposed Lay-By Plan (Ar24723 TVP SITE DT30 C)
Proposed Site Plan (Ar24723 TVP1 SITE PSP E)
Proposed Bike and Bin Store (Ar24723 TVP1 SITE DT37 A)
TVP Site Location Plan 1:2500

received by the local planning authority on 5th June 2019 and

Flood Risk Assessment and Drainage Strategy prepared by Alphacello dated 1st May 2019 Version 1.2)
Proposed below ground services (Ar24723 TVP1 SITE PBGS CP)

received by the local planning authority on 20th June 2019 and
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: 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).

NB: SOME OF THE DRAWINGS SHOW THE WORKS ON THE OTHER CURRENT PLANNING APPLICATION (191220) on this site. THIS APPLICATION IS LIKELY TO BE DETERMINED PRIOR TO PLANNING COMMITTEE.

Parking to be provided

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

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

Cycle Parking to be provided

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

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Retention of existing trees/shrubs/hedges

5. 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.

Protection of Existing Trees

6.

a) No development or other operation shall commence on site until 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 has been submitted to and approved in writing by the local planning authority. 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).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works,

Landscape Management Plan 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.

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

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

Landscaping Details

7. 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 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 (and TB06 for garden development).

Landscape Management Plan Required

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

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

Informatives:

Development in accordance with the development plan

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

Positive and Proactive

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including

planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- addressing the evolving planning policy context and
- amended plans being submitted by the applicant to provide additional information and to make minor changes to the proposals.

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.

Bats

3. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

PLANNING HISTORY		
Application Number	Proposal	Decision
24147	Outline: Business Park including local centre, country / riverside park, roads etc.	Conditional approval
28578	Outline – Business Park including local centre, country / riverside park, roads etc. plus 150 bed hotel	Conditional approval
44056	B1 development on 300 and 400 sites (Reserved matters on 28578 and 33683)	Conditional approval
44919	Two illuminated sign boards	Conditional approval
RM/1995/63197	B1 development	Conditional approval
A/1997/65993	Proposed erection of externally illuminated logo sign.	Conditional approval
A/1997/66483	Proposed erection of non-illuminated fascia sign.	Refused
A/1998/66997	Proposed erection of non-illuminated logo on building (retrospective)	Conditional approval
A/1198/67008	Erection of illuminated and non-illuminated signs (retrospective)	Conditional approval
A/2003/0870	Erection of 2 no. illuminated company logos on building and three free standing board signs.	Conditional approval
A/2012/2450	Application for advertisement consent for the proposed replacement of existing signage with illuminated block letters to building at high level and 4 no. acrylic bollard signs at ground level	Conditional approval

F/2012/0031	Proposed change of use of rear section of building 300 from a cycle and refuse store into a café (A3 use) including alterations to the doors and windows and creation of hard-surfaced outdoor seating area. Proposed extension of western outbuilding to contain relocated refuse store plus provision of relocated cycle parking.	Conditional approval
172373	Prior approval for proposed change of use from offices to 75 residential dwelling units.	Withdrawn
191220	Full application for the proposed single storey rear entrance canopy and single storey rear extension following demolition of existing, also changes to Western elevation and fenestration front/rear also installation of rooftop plant compound.	Pending.

SUMMARY INFORMATION

Site Area	2.42 hectares
Previous land use(s) and floorspace(s)	B1(a) office
Proposed floorspace of each use	B1(a) office
Change in floorspace (+/-)	0
Number of jobs created/lost	N/A
Existing parking spaces	312
Proposed parking spaces	323

CONSULTATION RESPONSES

WBC Biodiversity	Further information requested.
WBC Drainage	Updated comments awaited.
WBC Environmental Health	Comments awaited.
WBC Highways	Recommend approval, subject to conditions.
WBC Tree & Landscape	Recommend approval, subject to conditions.
Cross Rail	No comment.
Health and Safety Executive	Await Consultation Response
WBC Green Infrastructure	Comments awaited.
Southern Gas Networks	Object to the application until such time as a detailed consultation has taken place.

REPRESENTATIONS

Town/Parish Council: Earley Town Council: No objection
Local Members: No comments received
Neighbours: No comments received

APPLICANTS POINTS

- The application site is a long term vacant office building which is in need of modernisation to compete in the office market.
- The proposed works seek to deliver enhancements to the overall site that increase the chances of letting the building.
- A good level of cycle parking, showers, electric car charging points, breakout and recreational space are now expected by prospective tenants.
- Site wide improvements will be delivered in terms of planting and outdoor amenity facilities (some of which do not require planning permission) but are part of the overall improvement scheme which will enhance the appearance of the site and mitigate against the loss of some trees to facilitate other site benefits.
- The new amenity features will provide the landscaped areas with a more distinctive function as a recreation and amenity facility for workers and will create a cohesive sense of place across the site.
- The provision of updated CCTV and improvement of the existing external lighting system will improve the safety of the site.
- The proposed works are considered to add to the existing building and enhance the site to create a high quality environment.
- The requested parking provision will be expected by potential tenants and improve the sustainability and accessibility of the site.
- The proposed cycle shelter would provide better quality cycle parking facilities and a net increase in provision, encourage use (there is a separate application for shower facilities).
- The proposed bin store provides separate space to store general and recyclable waste. The facilities are an enhancement of the existing facilities.
- The proposed amendments to the sites landscaped areas are generally to provide improvements and enhancements to the setting and the usability of spaces.
- The proposals include new high quality and native planting across the site.
- The proposed works and new amenity facilities will provide landscaped areas with a more distinctive function as a recreation and amenity facility and create a cohesive sense of place.

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
	CC02	Development Limits

	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC06	Noise
	CC07	Parking
	CC08	Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
	TB11	Core Employment Areas
	TB21	Landscape Character
	TB23	Biodiversity and Development

PLANNING ISSUES

Description of Development:

1. Planning permission is sought for:

- Erection of a new bin store;
- Amendments to the front entrance courtyard;
- New delivery layby at the front access;
- Addition of 7 new visitor parking bays adjacent to the access road;
- New car park entrance barrier;
- Provision of 10 electric vehicles charging spaces;
- Removal of existing generator and re-provision of car parking spaces;
- Other minor car parking amendments;
- Updated CCTV and external lighting systems;
- Removal of some dead trees and hedgerow and provision of amenity facilities including outdoor gym equipment and furniture.

2. No amendments to the building itself are proposed.

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. 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 the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. As the site is within a major development location, the proposal is acceptable in principle.

5. The application site is located within a Core Employment Area, policy CP15 of the Core Strategy states that development for business will be permitted including the expansion and intensification of existing employment uses provided within Core Employment Areas.
6. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character of the area in which it is located and must be of a high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

7. The application site is located within an office park which provides office accommodation within a range of building sizes providing accommodation for several blue chip companies. The application site is a vacant three storey office building on Thames Valley Business Park. To the front of the site is a soft landscaped area which includes a pond. To the rear of the site is a car parking area and a further entrance to the building. The building is three storey and the main entrance is located at the front of the site with a drop off / delivery area.
8. The proposals also include a bin store along the eastern side of the site this would be along the access road as you enter the site. The proposed bin store is modest in scale in the context of this business park site. The proposed structure is 6.51 metres by x 7.16 metres and 2.25 metres in height. The proposed structure is proposed to be constructed from timber slats and steel. Policy CC04 of the MDD Local Plan requires all development to incorporate suitable waste management facilities including on-site recycling.
9. New amenity facilities are proposed including new seating areas, sculptures and outdoor gym/trail equipment. The trail equipment is proposed adjacent to the entrance road within the existing landscaped area. Whilst some of the equipment might be visible from the road the equipment is relatively small scale and constructed from natural materials to fit into its surroundings. A new sculpture is proposed at the front of the site and will act as a focus.
10. An existing generator in the centre of the rear car park is proposed to be removed and replaced with car parking spaces.
11. Overall, the proposals comply with Policies CP1 and CP3 of the Core Strategy by virtue of being well designed, of an appropriate scale and mass and would be constructed from suitable materials. The proposed works are considered to be appropriate in this Business Park location. No changes are proposed to the office building itself.

Residential Amenities:

12. The immediate neighbours to the site are other B1 offices. It is considered that the proposals would have no detrimental impact to the adjacent sites. As such the proposal is considered to comply with Policy CP3 of the Core Strategy.

Access and Movement:

13. The proposed works include alterations to the car park which will have the following impact:

Type of Space	Existing Number	Proposed Number	Difference
Disabled Spaces	8	10	+2
Electric Charging Station Spaces	0	10	+10
Visitor Spaces	6	11	+5
General Staff Parking Spaces	298	292	-6
Total	312	323	+11

14. The building is currently vacant so the usage of spaces cannot be monitored. Overall there is an increase in parking provision this is mainly to the creation of spaces to allow electric charging, additional disabled spaces and the creation of seven parking spaces at the front of the site. The seven spaces at the front of the site are before the new proposed entrance barrier. The provision of electric vehicle charging points is encouraged.
15. No amendments are proposed to the delivery or service arrangements. A new lay-by is proposed at the front access road. The lay-by is located within an existing soft landscaped area and this is considered later within this report.
16. The proposals include the provision of a 50-space cycle parking shelter. A separate application for other works (to be determined under delegated powers) seeks the removal of an existing single storey structure for cycle parking. The existing cycle shelter provides 36 spaces. The provision of additional cycle parking is encouraged. The separate application also proposes a shower block. The proposed bike store is proposed to be located on the boundary between Thames Valley Park Building 1 and Thames Valley Park Building 2.
17. The proposals include the provision of 10 disabled parking spaces, an increase of two. Not all of the proposed disabled spaces are proposed immediately adjacent to the building but not all disabilities are mobility related. Parking standards require an additional three disabled spaces but as there is no increase in floor space and there is an overall increase in provision this is acceptable.
18. The proposals include the installation of a car park barrier, the proposed barrier is located approximately 35 metres within the site and seven new car parking spaces are proposed outside of the barrier.
19. *Sustainability:* Policies CP1, CP6 and 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. The proposals include the provision of additional cycle storage and electric vehicle charging points. The proposals seek to improve the facilities available at an existing office building within an existing business park which is located within a major development location and a core employment area. Bus routes serve the business park. The proposals are

therefore acceptable in terms of the sustainability principles stated in the Core Strategy.

Flooding and Drainage:

20. The application is supported by a Flood Risk Assessment and Drainage Strategy as the application site is over 1 hectare. The application site is within flood zone 1. The submitted report explores the potential drainage impact and outlines a surface water management strategy. The submitted report concludes that no additional flood controls are necessary. The site benefits from existing drainage features for both surface and foul water and recommends a flood action plan in case of extreme weather events. Accordingly, if approved a condition requiring the preparation of a Flood Action Plan will be required. An updated Flood Risk Assessment and Drainage Strategy has been submitted as to refer only to the developments part of this proposal and to clarify the drainage strategy. Updated comments are awaited from the Council's Drainage Engineer, additional comments will be provided within the update report. Policy CC10 requires development proposals to ensure that surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner.

Landscape and Trees:

21. There is an estimated 375 trees across the site along within landscape areas, hedgerows and foliage. The proposals require the removal of 28 trees. There are no protected trees on site, but trees and landscaping are an important element of the business park, together with the landscaping has created a distinct sense of place, enhanced biodiversity across the park, particularly where there are water features. The removal of this vegetation does not require planning permission.

22. Trees are part of the character of the area. Removing too many trees the site, especially around the entrance to the site will start to erode the landscape character of the site. Policy CC03 of the Local Plan states that development proposals should demonstrate how they have considered and achieved providing new or protect and enhance the borough's infrastructure networks including the need to mitigate potential impacts of new development, protect and retain existing trees, incorporate high quality, ideally native, planting and landscaping as an integral part of the scheme and development proposals that result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable.

23. The proposals include upgrading the service delivery road to the northern entrance for a new lay-by, the proposal would result in the loss of 1 tree (a Hazel tree B quality). The proposed lay-by comes to the edge of some tree canopies so mitigation in this area to consist of cell web in order to protect these trees would be required.

24. The proposed bike shelter would involve the loss of eight trees along the central spine between the two car parks. During the course of the application, the size of bike shelter has been reduced. All of the trees where the proposed cycle store is proposed to be located are C quality.

25. The Tree and Landscape Officer has no objection to the landscape improvements to the northern entrance. The proposals include a sculpture to the north of the site which would focus views of the northern entrance.

26. The proposals include new hedges in the north-west corner, additional low ground over planting near hedges, tree planting on the eastern side of the site, sculptures, replacement of 'over mature and declining planting with native hedges/planting, provision of outdoor trim trail equipment, new outdoor seating and site wide planting.
27. The application is supported by an Arboricultural Survey Report and Method Statement. The report states that there are no Category A trees to be removed only Category B/C. Some pruning of trees will be required. Foundations are required for the bike store, bin store and car parking spaces, the submitted Statement argues that no restrictions on design or implementation are deemed necessary. There is space within the site during construction without impacting on trees. The submitted Statement concludes that with appropriate protection measures there will be no longer term detrimental impact on the health of the on-site trees. Accordingly, if approved a condition requiring implementation of the protection measures be implemented as recommended by condition 5.
28. The External Works Issues and Strategies includes 'woodland management', but there is there is limited information, accordingly it is recommended that a Landscape Management Plan as recommended by condition 6 which includes the management of the elements of the green and blue infrastructure. The management / strategy plan would need to include the planning beds in the car park.
29. The proposed enhancements to areas 13, 14 and 15 are considered to be acceptable to the Tree Officer.
30. Whilst the proposals would result in the loss of some established planting the overall, this in itself does not require consent from the Council and the proposals result in enhancements to the site and seek to provide office accommodation which meets modern commercial requirements. The removal of established planting in itself does not require specific permission from the Council.

Ecology:

31. The application is accompanied by a Phase 1 Ecology Survey which found no protected, BAP or locally important plant species were recorded, vegetated areas were well managed and planted with native and non-native species, there are no native hedges at the site, trees and site building were of negligible bat roosting potential and no further surveys were recommended, the site was of limited foraging habitat for bats. The pond is a potential foraging habitat for bats and could support amphibians but will not be impacted by the development proposals, the site is considered unlikely to support reptiles and no other protected species were identified. The submitted report recommends that the pond is protected during construction and that the removal of trees and vegetation during bird nesting season is preceded by a survey for active nests. Accordingly, conditions are proposed.
32. The application submission does not include specific details of the external lighting. The Ecologist has asked that this be submitted prior to the determination of the application. This information has been requested and an update will be provided.

Community Infrastructure Levy (CIL)

33. The proposed development relates to commercial development and the proposal is for under 100 square metres of floor space. Therefore there is no CIL requirement.

Safety Hazard Zone:

34. A Major Accident Hazard Pipeline (MAHP) runs along the eastern edge of the application site. Accordingly the Health and Safety Executive have been consulted and their reply is awaited. Southern Gas Networks have asked for additional information to be able to provide a response. A further update on this will be provided.

Employment Skills:

35. Policy TB12 relates to Employment Skills Plans and sets out that proposals for major development should be accompanied by an Employment and Skills plan to show how the proposal accords opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal. This application is classified as a major planning application under the Development Management Procedure Order as the site area is over one hectare. However, this proposal is for alterations to the site wide landscaping and alterations to the car park layout there is minimal new floor area, relating only to a cycle store and refuse enclosure. The proposal isn't a major development in terms of 1000m² plus of floor space. Accordingly, an Employment Skills Plan has not been sought.

Other:

36. *Crossrail*: Part of the site lies within a safeguarding direction for potential Crossrail Projection Extension. Crossrail were consulted and did not wish to make any comments on the application.

37. *Potentially Contaminated Land*: The land is identified as potentially contaminated land. As the land has already been redeveloped remediation will have already taken place if required. Specific comments from Environmental Health comments will be reported in an update.

CONCLUSION

The proposal is well designed, with no harm to the local character and the amenities of adjacent sites. The proposals will modernise the accommodation offered. The provision of cycle storage, electric vehicle charging points and improved refuse storage all aid sustainability aims. The proposal is acceptable in terms of impact of the character of the area including impact on trees, ecology and highways and conditions have been applied in respect of highways, drainage, ecology and trees protection. Subject to no objections from the HSE and SGN, the proposed development is therefore recommended for approval.



KEY:

- DITCH
- LOWER TERRAIN
- HIGH TERRAIN
- HEDGE UNDERGROWTH
- BANK
- KEEP CLEAR
- PAVING
- LAKE
- GRADIENT DIRECTION
- TREE
- HEDGING
- DATUM
- LAMP POST
- TREE TO BE REMOVED
- NEW PARKING / LAY-BY
- LANDSCAPE CONTOUR TO BE LEVELLED
- HEDGE UNDERGROWTH TO BE REMOVED
- NEW LOOSE HARDSTANDING WALKWAYS
- NEW CHARGE POINT BAYS
- NEW HARDSTANDING TO DAMAGED PARKING BAYS

PARKING NUMBERS:

EXISTING No.
8 No. DISABLED SPACES
298 No. PARKING SPACES

306 No. TOTAL TO REAR CAR PARK

6 No. ADDITIONAL VISITORS SPACES TO FRONT OF BUILDING.

312 No. TOTAL SITE SPACES.

PROPOSED No.
10 No. DISABLED SPACES
10 No. CHARGING STATION SPACES
15 No. CAR POOL SPACES
277 No. PARKING SPACES

312 No. TOTAL TO REAR CAR PARK

4 No. ADDITIONAL VISITORS SPACES TO FRONT OF BUILDING.
7 No. NEW VISITOR SPACES TO ENTRANCE ROAD.

323 No. TOTAL SITE SPACES.

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THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES OR OMISSIONS.

DRAWING TO BE READ IN CONJUNCTION WITH SCOPE OF WORKS

CEILING HEIGHT	
BEAM HEIGHT	
WINDOW HEIGHT	
SILL HEIGHT	

DATE	REV	REVISIONS	SIGN	CHKD
29.05.19	E	PLANNING ISSUE	MB	MW
24.05.19	C	DRAFT CONTRACTORS PROPOSAL ISSUE	MB	MW
	P			
18.04.19	C	PLANNING ISSUE	MB	MW
05.04.19	B	UPDATED COURTYARD, SITE ENTRANCE + CAFE LOCATION, REAR FOOTPATH UPDATED	MB	MW
27.03.19	A	FIRST ISSUE	MB	MW

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DRAWING STATUS

PLANNING

CLIENT
SPEAR STREET CAPITAL

PROJECT
TVP1
THAMES VALLEY PARK DRIVE
READING
RG6 1RB

TITLE
PROPOSED
SITE PLAN

SCALE
1:500 @ A1

DATE	MAR 2019	DRAWN	MW	CHECKED	SP
PROJECT NO	Ar24723	BLDG.	TVP1	FLOOR	SITE
		DETAIL	PSP	REV.	E

PROPOSED SITE PLAN



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- Area 1: signage at entrance
- Area 2: new parking
- Area 3: layby
- Area 4: front boundary
- Area 5: bin store
- Area 6: cycle store
- Area 7: shower block
- Area 8: rear car park
- Area 9: rear elevation planting
- Area 10: main courtyard
- Area 11: lake edge
- Area 12: Microsoft boundary
- Area 13: amenity space
- Area 14: planting around TVP1 envelope
- Area 15: area between TVP1 & 2

Contractors are not to scale dimensions from this drawing

Revision	Date
Rev A AR minor revisions to suit client comments	01.05.19
Rev B AR minor revisions to notes and trees to be retained	02.05.19

- new parking areas - re-using existing sandstone sets
- TVP1 courtyard - re-using existing block paving. Additional parking areas block paving to match existing
- existing marginal vegetation to be retained, with a view to ensuring all plant species are appropriate to the context, that the plants are under control and not invasive, and to fill gaps, protecting new planting from goose damage. Margins to ponds to be revisited where postions are removed.
- existing vegetation to be brought under better management, weeded and pruned, dead dying and diseased stock removed, gaps filled with appropriate species, leaves collected, soil fertilised and top dressed with compost/mulch.
- proposed replacement planting. Existing planting to be removed, soil weeded and cultivated, fertilised, top dressed with compost and/or mulch.
- existing trees retained
- proposed new tree planting

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Surrey
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www.landscapeperspective.co.uk

Client
Area
Project
Thames Valley Park 1, Reading RG6 1RB

Title
landscape strategy

Status for comment		
Scale	Drawn	Date
1:500@A1	AR	April 2019
Job number	Drawing number	Revision
1535	L90-202	B

Scale 1:500
0 10 20 50 M

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Agenda Item 23.

Application Number	Expiry Date	Parish	Ward
191090	05/07/19	Earley	Bulmershe and Whitegates;

Applicant	Mr A Hussain
Site Address	30, Hilltop Road, Earley, RG6 1DA
Proposal	Full planning application for the use of existing side extension as an independent dwelling (retrospective)
Type	Full/Outline/Hybrid
PS Category	1
Officer	Jeanette Davey
Reason for determination by committee	Listed by Councillor Boyt

FOR CONSIDERATION BY	Planning Committee on Wednesday, 10 July 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY

The proposal would not have a detrimental impact on the character of the area or the residential amenities of any neighbouring properties over and above that previously approved via permission 152146. In all other respects, the scheme accords with the development plan and, as such, it is considered that permission for the development cannot be withheld on planning grounds.

PLANNING STATUS

- Major development location
- Contaminated land consultation zone

RECOMMENDATION

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

- A. Completion of a legal agreement to seek to vary and revoke the obligation approved under PA reference 152146**
- B. The payment of a CIL fee, as required**
- C. Conditions and informatives:**

Conditions:

1. Approved details
This permission is in respect of the submitted application plans and drawings labelled P1909-01A Location Plan and Block Plan dated 24.06.2019
P1909-02A Existing Plans and Elevations dated April 2019.
Reason: For the avoidance of doubt.

Informatives:

1. This permission should be read in conjunction with the legal agreement to be drawn up under S106 of the Town and Country Planning Act 1990. This legal agreement shall be drawn up at the expense of the applicant.
2. 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. 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/>.

PLANNING HISTORY		
Application Number	Proposal	Decision
152146	Householder application for the proposed erection of a single storey side/rear extension to dwelling. Demolition of existing garage and sun room.	GRANTED 07.09.2016 subject, inter alia, to the removal of permitted development rights (<i>Reason: To safeguard the character of the area and neighbouring amenities</i>) and to the signing of a S106, seeking the following (in summary): <ul style="list-style-type: none">• Not to use the extension as an independent dwelling• Not to allow the extension to be sold or disposed of or let separately from the remainder of the dwelling and buildings.
151173	Prior Approval application for a single storey rear extension.	APPROVED 19.05.2015. Not implemented.
180560	Prior Approval application for a single storey rear extension.	APPROVED 29.03.2018. Implemented.

CONSULTATION RESPONSES

WBC Drainage

Recommend approval with no conditions. The site is in flood zone 1. We note from the application form that both foul and surface water from the development connect into foul and surface water sewers respectively.

REPRESENTATIONS

Earley Parish Council:

Request that this application is refused but that, if minded to approve the application, conditions should be attached requiring the submission and approval of the details of at least two parking spaces for each of the dwellings. Also requested is a condition requiring a separate access to each of the dwellings and a condition requiring soft landscaping to the front boundary in accordance with R14 of the Borough Design Guide.

Local Members:

Cllr Boyt's reasons for the listing of this application are as follows:

Impact on character of street and area, including

- Effect of an independent dwelling would not, by definition, 'allow the character of the street to remain as per the existing situation' as described in the original permission for the extension
- Materials used are contrary to those permitted by condition, in conflict with the Borough Design Guide, Condition 3 of the original permission and
- The proposal would not respect the pattern of development and would adversely degrade the character of the area, contrary to the local plan

Current build status

- The extension was never built in the form that was authorised as so was built contrary to the planning permission and the S106

Single property subdivision

- The effect of approving the present proposal would affect the existing dwelling and so these effects must be considered within the application. Both properties should therefore be within the site edged red

Parking

- The entirety of a pleasant front garden, which was wholly in keeping with neighbouring properties, has been paved to provide a single parking area
- There is no plan for providing demarcated parking or separate accesses for the separate properties

Neighbours:

5 objections have been received and 1 request for clarification:

- The applicant needs to demonstrate the adequacy of the retained dwelling for matters such as provision of car parking as well as for the new dwelling
- Parking and general traffic are a major problem on the road
- No visible sub-division of the site at the front

- Confused by the planning history which refers to a care home which was never there; the site has been confused with one in Twyford

ACER (the Whitegates Residents Association) has raised objection relevant to the consideration of this application as follows:

- ACER is primarily concerned about the visual impact of the changes under the current ownership, as the changes do not accord with correctly approved applications and do not retain the character of the area in accordance with Policy CP3
- There are a number of key omissions in the drawings and fundamental errors in supporting documentation which make it impossible to make an informed judgement as to whether the application will be complied with
- There is no demarcated parking area for the separate properties. This is required.
- The appearance stands out like a sore thumb
- Soft landscaping should be reinstated to partially screen the annex; there is plenty of space for parking in addition to soft landscaping

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
	CC02	Development Limits
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
		DCLG – Nationally Described Space Standards

PLANNING ISSUES
<p>Description of Development:</p> <p>1. The development has been implemented externally as per permission 152146, listed in the planning history for the site, but the internal layout has not, resulting in the implementation of a self-contained dwelling.</p> <p>Site dimensions:</p> <p>The dwelling's internal spaces have been measured and compared to Nationally Described Space Standards, which are given in brackets:</p> <p>Internal gross floorspace: 79.77m² (74-95m²) Bed 1 area: 12.36m² (11.5m²) Bed 2 area: 9.70m² (8m²) Bed 3 area: 8.44m² (8m²) Bed 1 width: 3.08m (2.75m) Bed 2 width: 2.38m (2.55m) Kitchen / living area: 32m² (27-31m²) Floor to ceiling height: 2.3m (2.3m)</p>

Plus from the Borough Design Guide:
Garden length: 11m (11m)

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. 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 the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. As the site is within a major development location of Earley, the proposal is acceptable in principle, provided that it complies with Policy CP3 of the Core Strategy.

Character of the Area:

5. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character of the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.
6. The Officer report attached to the permission for the extension as originally approved under PA reference 152146 gives the reason why the S106 was required. It states: *'This will allow the character of the street to remain as per the existing situation.'*
7. The scheme has been built in accordance with approved plans (reference 152146) as they relate to the external details. Any additional visual changes would relate only to the provision of residential paraphernalia at the front of the site. However, additional parking was required as part of the previous permission and additional bins may or may not have been used for the previous extension; such use does not fall within the realms of planning control. At the time of the site visit, no additional paraphernalia was evident within the front curtilage, with the exception of the required parking provision. As the site was originally considered of sufficient width and depth to accommodate the original proposal, it is not considered to be cramped or overdeveloped. As such, no further comment can be made on this element of the scheme because the character of the street has not changed in visual terms as a result of this current application.
8. The layout as approved comprised a front door to the street, a hall, bathroom, kitchen / living space and separate bedroom. As such, any consideration that the character of the street has changed through the change of use from a self-contained annex to a self-contained dwelling is difficult to prove.
9. Objectors have raised two other main issues in their concerns about the impact of the proposal on the character of the area: the wholesale hard surfacing of the front garden and the removal of all soft landscaping.

10. Condition 5 of permission 152146 sought the removal of permitted development (PD) rights relating to the provision of hard surfaces within the curtilage of the dwelling house. However, the submitted plans for that permission provided required parking spaces, and Condition 4 required the provision of the spaces prior to the occupation of the plans. Insufficient detail was provided on plan to confirm whether the whole of the front garden was to be hard surfaced in order to achieve the required parking provision but it is clear that extensive surfacing would be required.
11. On reviewing other front gardens in the vicinity, soft landscaping and low boundary fencing or walls predominate. However, there are other examples of front gardens which have been turned wholly to hard surfacing, with the wholesale removal of soft landscaping and, in some cases, the removal of boundary fencing or walls. Whilst this has occurred in a minority of cases, it has to be acknowledged that the scheme as developed has been done so in accordance with the approved scheme.
12. As such, it is not considered that the proposal would result in such a significant intensification of the site to the extent that it would have an adverse impact on the character and appearance of the surrounding area. Therefore, in this instance the proposal is compliant with Policy CP3.

Internal Space Standards:

13. It is clear from the dimensions measured that the scheme complies with adopted policy and Government guidance.

Parking:

14. An additional plan has been received to specify which area of the frontage is for parking for this application. It is not considered necessary for this to be physically demarcated on the ground and, as it has already been implemented, no additional condition is required. The applicant's agent has stated that, if required, the existing dropped kerb could be widened. This is not considered necessary on this site.

Rear Garden Space:

15. The rear garden has already been sub-divided to provide separate gardens for each property. They both comply with the requirements of the Borough Design Guide.

Impact on Neighbours:

16. The change of use does not create any additional impact on adjoining neighbours. As such, no objection can be raised on these grounds.

Other Matters:

17. Under the Community Infrastructure Levy Regulations 2010, a planning application for the change of use of an existing building will not be liable to CIL unless it involves the creation of a new dwelling, even when it is below 100sq.m. As such, a CIL payment is due and provision for payment is made in the Recommendation. As the application is in retrospect, no decision can be forthcoming until payment has been received. The applicant's agent has been informed of the requirement to pay.

18. Whilst other objections were received, these did not relate to the application as submitted or were not relevant to the consideration of the planning merits of the scheme.

CONCLUSION

The proposal would not have a detrimental impact on the character of the area or the residential amenities of any neighbouring properties over and above that previously approved via permission 152146. In all other respects, the scheme accords with the development plan and, as such, it is considered that permission for the development cannot be withheld on planning grounds.

The recommendation is subject to the signing of a separate S106 obligation as detailed at the start of this report and the payment of a full CIL charge, as exemption does not apply in retrospect. Conditions are also proposed.

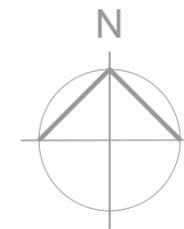
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BLOCK PLAN
SCALE 1 : 500



LOCATION PLAN
SCALE 1 : 1250



NOTES

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Client:
MR ADLAN HUSSAIN

Project:
**CHANGE OF USE FROM ANNEXE TO DWELLING
RETROSPECTIVE APPLICATION**

Location:
30 HILLTOP ROAD, EARLEY, READING RG6 1DA

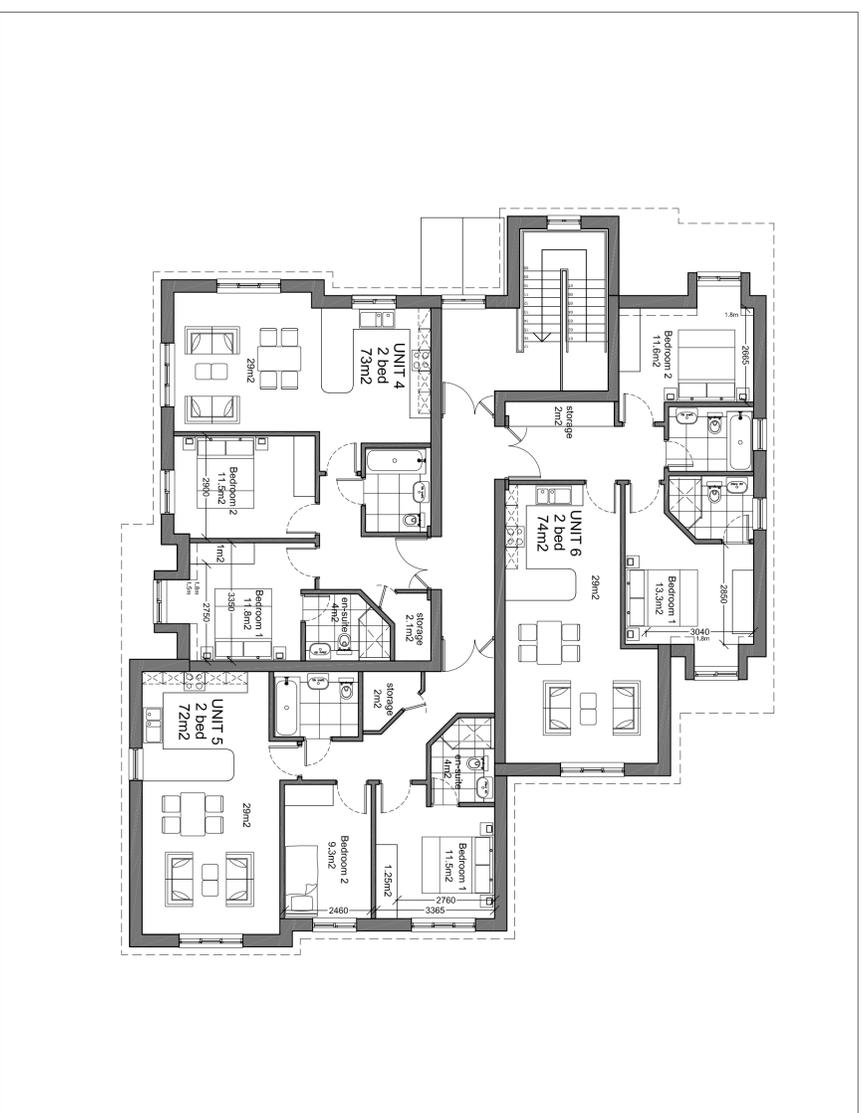
Drawing Title:
LOCATION PLAN & BLOCK PLAN

Date: APR 2019	Sheet Size: A3	Drawn: MC
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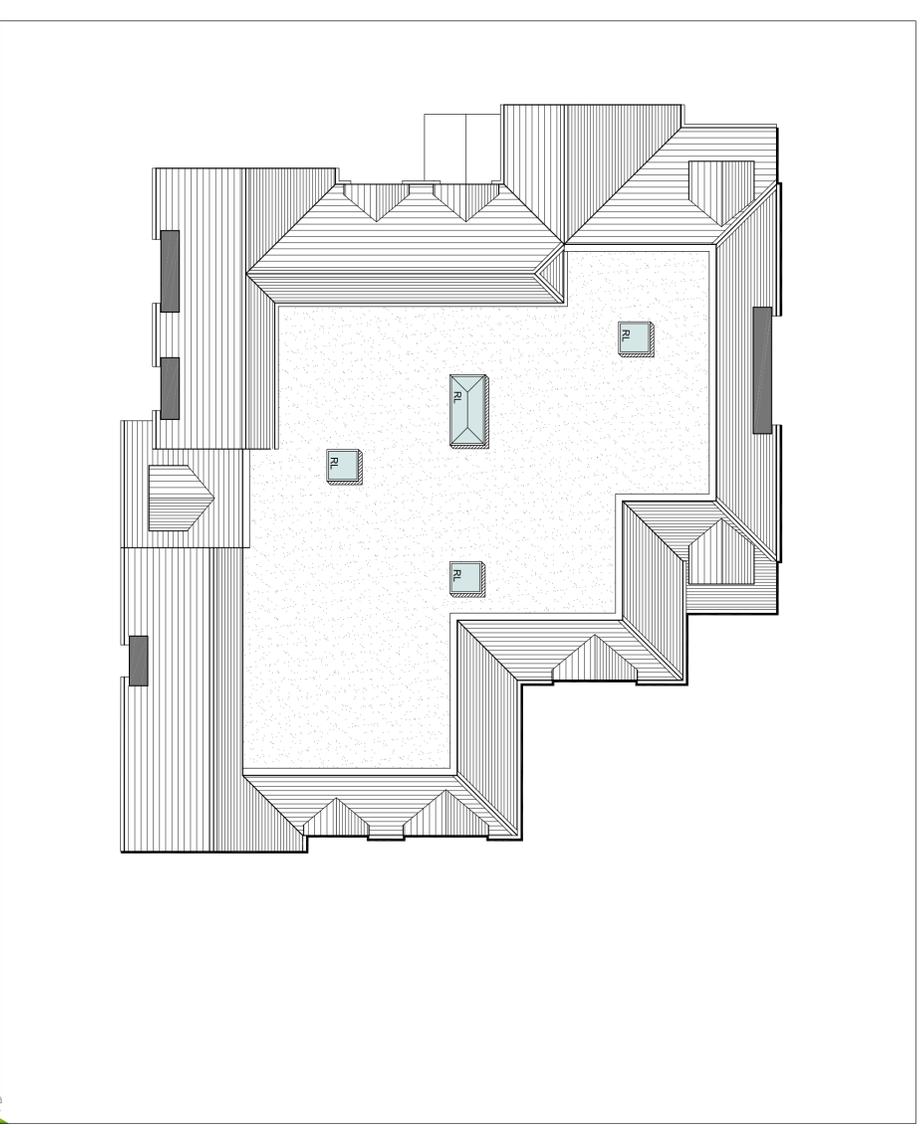
Drawing No: P1909-01	Revision:
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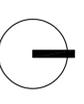


Proposed First Floor Plan



Proposed Roof Plan

Scale 1:100@A1



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 E-mail: frankhcbcb@outlook.com

Project: 132 Church Road, Ebury
 Client: RG&S HR
 Date: 20.09.2018
 By: CBF
 Drawing No: 050
 Drawing Title: Proposed First Floor and Roof Plan
 Drawing Status: PLANNING
 Scale: 1:100 @ A1
 Date: 31.07.2018
 Drawn By: CBF
 Checked By: CBF
 Project No: 050
 Drawing No: PL04
 Status: C

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