



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held
David Hicks 1 - Civic Offices, Shute End, Wokingham RG40
1BN on **WEDNESDAY 13 APRIL 2022 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 5 April 2022

Note: Although non-Committee Members and members of the public are entitled to attend the meeting in person, space is very limited due to the ongoing Coronavirus pandemic. You can however participate in this meeting virtually, in line with the Council's Constitution. If you wish to participate either in person or virtually via Microsoft Teams please contact Democratic Services. The meeting can also be watched live using the following link:
<https://youtu.be/0mCknAUxal>

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WOKINGHAM BOROUGH COUNCIL

Our Vision

A great place to live, learn, work and grow and a great place to do business

Enriching Lives

- Champion outstanding education and enable our children and young people to achieve their full potential, regardless of their background.
- Support our residents to lead happy, healthy lives and provide access to good leisure facilities to complement an active lifestyle.
- Engage and involve our communities through arts and culture and create a sense of identity which people feel part of.
- Support growth in our local economy and help to build business.

Safe, Strong, Communities

- Protect and safeguard our children, young and vulnerable people.
- Offer quality care and support, at the right time, to prevent the need for long term care.
- Nurture communities and help them to thrive.
- Ensure our borough and communities remain safe for all.

A Clean and Green Borough

- Do all we can to become carbon neutral and sustainable for the future.
- Protect our borough, keep it clean and enhance our green areas.
- Reduce our waste, improve biodiversity and increase recycling.
- Connect our parks and open spaces with green cycleways.

Right Homes, Right Places

- Offer quality, affordable, sustainable homes fit for the future.
- Build our fair share of housing with the right infrastructure to support and enable our borough to grow.
- Protect our unique places and preserve our natural environment.
- Help with your housing needs and support people to live independently in their own homes.

Keeping the Borough Moving

- Maintain and improve our roads, footpaths and cycleways.
- Tackle traffic congestion, minimise delays and disruptions.
- Enable safe and sustainable travel around the borough with good transport infrastructure.
- Promote healthy alternative travel options and support our partners to offer affordable, accessible public transport with good network links.

Changing the Way We Work for You

- Be relentlessly customer focussed.
- Work with our partners to provide efficient, effective, joined up services which are focussed around you.
- Communicate better with you, owning issues, updating on progress and responding appropriately as well as promoting what is happening in our Borough.
- Drive innovative digital ways of working that will connect our communities, businesses and customers to our services in a way that suits their needs.

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors

Chris Bowring (Chairman)	Angus Ross (Vice-Chairman)	Sam Akhtar
Stephen Conway	Gary Cowan	Pauline Jorgensen
Rebecca Margetts	Andrew Mickleburgh	Rachelle Shepherd-DuBey
Bill Soane		

ITEM NO.	WARD	SUBJECT	PAGE NO.
88.		APOLOGIES To receive any apologies for absence.	
89.	None Specific	MINUTES OF PREVIOUS MEETING To confirm the Minutes of the Meeting held on 9 March 2022.	5 - 18
90.		DECLARATION OF INTEREST To receive any declaration of interest	
91.		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.	
92.	Wescott	APPLICATION 214184 - 43-47 PEACH STREET, WOKINGHAM Recommendation: Conditional approval subject to legal agreement.	19 - 76
93.	Wescott	APPLICATION 220228 - EASTHAMPSTEAD ROAD, WOKINGHAM Recommendation: Conditional Approval.	77 - 96

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 9 MARCH 2022 FROM 7.00 PM TO 10.43 PM**

Committee Members Present

Councillors: Chris Bowring (Chairman), Angus Ross (Vice-Chairman), Sam Akhtar, Stephen Conway, Gary Cowan, Pauline Jorgensen, Rebecca Margetts, Andrew Mickleburgh, Rachelle Shepherd-DuBey and Bill Soane

Officers Present

Connor Corrigan, Service Manager - Planning and Delivery
Chris Easton, Head of Transport, Drainage, and Compliance
Marcia Head, Head of Development Management
Mary Severin, Borough Solicitor
Callum Wernham, Democratic & Electoral Services Specialist

Case Officers Present

Joanna Carter
Andrew Chugg
Emy Circuit
Simon Taylor

79. APOLOGIES

There were no apologies for absence.

Stephen Conway shared his thanks to former Councillor Carl Doran, for his hard work on the Committee and his very useful contributions to discussions, including pushing for good quality affordable housing to be delivered across the Borough. These thoughts were echoed by the Committee, and would be circulated to Carl.

80. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 9 February 2022 were confirmed as a correct record and signed by the Chairman, subject to the following minor amendment.

Minute Item 73: "Rebecca added that she had not been involved with the applications or the committee set up for these applications at the parish Council and she did not sit on the Planning Committee for the Parish Council."

81. DECLARATION OF INTEREST

Andrew Mickleburgh made comments with regards to application number 214016. Andrew stated that he was a Member of Earley Town Council which had made a recommendation on this application, however he had not taken part in those deliberations. Andrew added that he came into this meeting with an open mind, would listen to all representations and take part in the discussions and vote.

Stephen Conway declared a personal interest with regards to application number 214108. Stephen stated that his son had worked at the site 15 years ago, and he himself had also been a customer. Stephen added that he came into this meeting with an open mind, would listen to all representations and take part in the discussions and vote.

Bill Soane declared a personal interest with regards to application number 214108. Bill stated that he had done some work for the site, though not for 5 years. Bill added that he

came into this meeting with an open mind, would listen to all representations and take part in the discussions and vote.

82. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications were recommended for deferral, or withdrawn.

83. APPLICATION NO.192325 - LAND SOUTH EAST OF FINCHAMPSTEAD ROAD, SOUTH WOKINGHAM SDL

Proposal: Hybrid Planning application (part outline/part full) comprising outline application with all matters reserved for up to 171 no. dwellings, public open space and associated infrastructure and full application for Suitable Alternative Natural Greenspace (SANG).

Applicant: Charles Church Development Ltd.

The Committee considered a report about this application, set out in agenda pages 13 to 142 and within pages 3 to 110 of the supplementary agenda.

The Committee were advised that updates included within the Supplementary Planning Agenda included:

- Comment that an additional representation had been received from a correspondent who had also commented on the original and first re-consultation, and the issues raised had been covered within the officer report;
- Correction to paragraph 9;
- Additional cross reference to condition 3;
- Explanation with regards to condition 20;
- Additional condition 60 and additional associated informative 35.

Fitzroy Morrissey, resident, spoke in objection to the application. Fitzroy stated that the area immediately to the south of the development including his own property in Chapel Green was subject to regular flooding, with the driveway and garage being continually flooded between January and March of last year resulting in the fire brigade being called, whilst the tributary of the Emm Brook regularly flooded and the ditch to the side of Luckley Road was constantly waterlogged. Fitzroy added that the road and underneath the railway bridge regularly flooded during the winter months as did a number of properties on Luckley Road and Luckley Wood, which had become significantly worse in recent years as a result of rising water tables and climate change. Fitzroy was particularly concerned that the plans for the development did not take the risk of increased flooding to this area in to account, with the latest version of the flood risk assessment showing that there would be no increased flood risk to neighbouring properties as a result of this development, however this conclusion was based on an assessment of the likely flooding of the Emm Brook itself and did not take into account the risks associated with the flooding of the tributary. Fitzroy commented that according to the flood risk assessment, no flood risk measurement nodes had been allocated to this stream. Fitzroy stated that the current situation was already dangerous and unsustainable and would be made worse as a result of climate change, and there was concern that the area will be constantly under the threat of inundation if subject to further development unless much more severe flood mitigation measures were put in place. Fitzroy added that there were concerns that users of the SANG and the allotments may try to gain access via the emergency access route via Luckley Road, which was not suitable for vehicular parking. Fitzroy stated that there was already considerable damage to the road and verge of Luckley Road as a result of parking, which would only get worse should the application be approved. Fitzroy asked that additional

measures be put in place to prevent users of the SANG and allotments from using Luckley Road to park. Fitzroy commented that the owner of 1 Chapel Green Cottage wished it to be noted that the proposed SANG area at the bottom of his garden continuously flooded, turning the area into a lake and making it unusable for parts of the year, which would make it obsolete as a SANG.

Laura Jackson, applicant, spoke in support of the application. Laura stated that the applicant had worked closely with officers to make the proposal acceptable in planning and design terms. Laura added that the site was located within the SDL and was required to deliver much needed housing within the Borough, whilst importantly ensuring that all of the land required to deliver the South Wokingham Distributor Road (SWDR) would come forward, whilst providing funding through S106 and CIL for the SWDR and wider highway improvements. Laura stated that the proposal would facilitate the delivery of a much needed sustainable travel corridor, and noted that the proposal was a hybrid application which would provide residential units and a SANG, with a detailed layout to be provided at the detail stage, should this application be approved. Laura added that the proposal included a compliant housing mix, thirty-five percent affordable housing, adequate car parking, compliant garden sizes, pedestrian cycle movement corridors and open space. Laura stated that the important existing landscape features were retained, including distinctive hedgerows and trees in addition to the Emm Brook. Laura added that important habitats would be retained as part of the open space elements, whilst mitigation measures for protected species would be provided for. Laura commented that a ten percent biodiversity net gain would be achieved as part of this application, and added that it had been demonstrated that the site could be appropriately developed without increasing flood risk on the site or elsewhere, whilst suitable on-site surface water and foul drainage solutions can and would be provided within future reserved matters applications. Laura stated that the application overall would not have an adverse impact which would demonstrably outweigh the positives of the proposal. Laura was of the opinion that all three of the main objectives listed within the NPPF had been demonstrated within the officers report, and urged the Committee to approve the application.

Peter Dennis, Wokingham Town Council, commented on the application. Peter stated that Wokingham Town Council had a number of objections to the application, firstly being that the greenway proposed through the development would not separate cyclists from pedestrians which would therefore discourage one or both forms of sustainable transport. Peter stated that there was a lack of kickabout space for older children in addition to a lack of outdoor exercise equipment which residents had asked for at other sites. Peter felt that it would be more beneficial to retain the group of trees at the centre of the development, thereby protecting the view of the site from the outside. Peter stated that the existing public right of way situated within countryside would now be a walk through a residential estate which would be a loss of public amenity. Peter suggested that wooden posts be placed at regular intervals at the access point near the railway bridge to protect it from cars choosing to park there. Peter added that the proposed SANG would be situated within a flood plain which could not be built upon, but would now instead be designated for dog walking rather than designating an area which would not flood as a SANG. Peter noted that the suggested bicycle storage was located with the bin store and not next to the flats which would discourage cycle use. Peter queried why the allotments were proposed to be located so far away from the flats that might wish to use them. Peter stated that the application site flooded regularly, and commented that the Environment Agency had requested additional documentation to ensure that development would not make this worse, and Peter added that climate change would make flooding in the area worse and this consideration fell under CP1, CP4, and CP9. Peter stated that this site would lead to

additional traffic which would not all use the new SWDR but instead the already overused Finchampstead Road. Peter noted that concerns raised by the Environment Agency in relation to ecological enhancements had seemingly not been addressed. Should the Committee be minded to approve the application, Peter asked that consideration be given to the retention of the trees in the middle of the site, protection of the roadside verges on Luckley Road, ecological protection enhancements to the Emm Brook, and consideration of the impact of flooding downstream outside of this site.

Chris Bowring raised a number of points mentioned by public speakers. Chris sought additional details regarding flooding, sought additional details regarding potential parking on Luckley Road, sought additional details regarding removal and replacement of trees, sought details regarding siting of the bin and cycle store, queried the siting of the allotments, sought details regarding the multi-use game site, sought clarity regarding the Environment Agency asking for additional details, and sought clarity regarding the greenway provision. Emy Circuit, case officer, stated that it was difficult to comment on flooding at Chapel Green specifically, however the wider site and SDL had been assessed as one drainage system. The application required extensive flood modelling which had been carried out via the application for the SWDR. The flood risk assessment had been based on the modelling work, and the downstream flooding instances were likely to be better as a result of the wider SDL development. In relation to SuDs, the Wokingham Borough Council (WBC) Drainage officer had raised no objections. Emy stated that parking was an existing issue on Luckley Road, and as part of the detailed design the emergency access could be looked at. In relation to trees, Emy stated that the tree officer had assessed the application and had raised no objections, relatively few trees would be removed and those were of low quality which would be replaced throughout the SANG and elsewhere throughout the site which was more than compliant with policy. Emy commented that the cycle and bin storage would be dealt with via reserved matters and needed to be appropriately sited. Emy stated that the allotments were 400m or less from all properties within the proposed development. Emy added that a multi-use games area was proposed within phase two of the development, and had a slightly larger catchment area as it was aimed at a slightly older age group. With regards to the comments by the Environment Agency, Emy stated that they had asked for more detail regarding the flood risk assessment and biodiversity net gain which had now been provided. Council officers were now content and comments from the Environment Agency were awaited. The proposed specification of the greenway strategy through the site was consistent with the Council's greenway strategy.

Angus Ross stated that the principle of development had been established and had to be accepted, and commented that it was regrettable that this application could not have come with the other SDL applications. Angus added that he was pleased to see the application was for up to rather than around 171 dwellings. Angus commented that the SANG would be linked with the phase two SANG, which was very desirable. Angus stated that it now had to be accepted that cyclists and pedestrians would have to share space, and this was working at the first greenway in Finchampstead. Angus stated that the east side of the road heading towards Ludgrove School was a private road, and there were therefore limits as to what could be done there. Angus raised some concern that the Environment Agency had still not withdrawn their holding objection, and sought officer reassurances. Angus asked whether it could be appropriate to have an informative stating that at the reserved matters stage access would be achieved from parcel C2 which would allow the Knoll Farm railway crossing to be closed. Emy Circuit stated that the Environment Agency currently had resourcing issues which was the reason why the holding objection remained, and officers were content that issues had been addressed. If the objection stood, officers could

ask the applicant to amend the scheme further or refer the matter back to the Planning Committee in the case of a fundamental change. With regards to the railway crossing, Emy stated that the applicant was aware, and the most that could be expected was for the applicant to facilitate a future access point at Knoll Farm which would allow the crossing to be closed, which would be secured via the S106 legal agreement.

Angus Ross queried whether the development was dependent on the SWDR reaching that point prior to occupation, sought clarity regarding the public art condition, and suggested that footpaths through the SANG be designated and signposted. Emy Circuit stated that condition 3 required the sequence of development to be set out, whilst there was also a condition which required modelling to be carried out to demonstrate the number of occupations prior to completion of the SWDR that could be accommodated without an unacceptable impact on the highway network. In relation to public art, Emy commented that there was a requirement within the policy and guidance for provision of public art, which would be secured through condition and subsequent liaison with the appropriate arts bodies could then be carried out. Emy stated that the landscaping condition required details of signage of footways and paths.

Stephen Conway commented that his initial concern was in relation to the setting of the listed building, however this was mostly to be surrounded by green space. Stephen was concerned that the methodology for flood risk mitigation was based on historic data with only some allowance for the effects of climate change. Emy Circuit stated that the modelling work to support the SWDR application had included the expected future position and included an appropriate allowance for the effects of climate change. Emy added that a number of drainage basins would be located across the site which would form part of an integrated drainage system throughout the SDL, and officers were content with the proposals.

Rachelle Shepherd-DuBey queried whether all of the affordable housing would be located on site, queried whether the SuDs would be wet all of the time, queried whether the equivalent tree cover would be provided via replacement trees, queried how street trees would be maintained, queried what would happen should flooding get worse in the wider area as a result of the development, and commented her hope that residents would be told that the roads were not adopted roads. Emy Circuit stated all thirty-five percent affordable housing would be located on site. Whether SuDs features are permanently or occasionally wet would be dependent on their design and a mixture were proposed, which the ecology officer had indicated was beneficial for the ecology of the area. Emy stated that the number of trees to be replanted would significantly out-number the number of trees scheduled to be removed. Street trees would be cared for by the developers until the land was transferred to WBC alongside a commuted sum, and the landscaping condition had been reinforced to require ongoing monitoring of plants and trees. Chris Easton, Head of Transport, Drainage and Compliance, stated that a climate change allowance had been applied to the site, and added that this portion off the site would not make the flooding situation in the wider area any worse than was currently experienced.

Andrew Mickleburgh queried whether a large part of the SANG could be subject to flooding, sought details regarding journey times on Finchampstead Road as a result of the development and any associated mitigation measures to approve safety for cyclists prior to occupation, sought assurances regarding the road bridge widening, sought details in relation to facilities present within Montague Park, queried whether the intention was for surfaces and access to the bridge over the Emm Brook to be fully accessible, and queried whether the tallest building should instead be located towards the centre of the

development. Emy Circuit stated that the SANG would follow the route of the Emm Brook which would flood on occasion however a waterside environment was very attractive for residents, and the areas most liable to flooding had alternative routes that could be used in the event of flooding. Montague Park included a small public square associated with the neighbourhood centre, and a similar space was proposed within phase 2A, whilst the application site was also located close to the town centre. The footbridge had been designed to be accessible, and the conditions and S106 for the application required upgrading of those paths within the greenway network. Emy added that the SWDR would redistribute traffic whilst providing a new route, and in some areas there would be a reduction of traffic, and a number of mitigation measures were also proposed. Chris Easton added that the transport assessment and the modelling had been consistent across all of the SDL applications, secured via an IDP and linked to a S106 agreement. Emy stated that the maximum height of the largest properties had been reduced to 12.5m, which was consistent with building heights within other phases of the development and these were proposed to be located along the SWDR, in line with the guidance in the South Wokingham SDP.

Pauline Jorgensen commented that the Luckley Road was being damaged via vehicles parking there as the route was heavily used by walkers. Pauline queried whether anything could be done to stop people parking on the road, and queried whether the allotments would be shielded to protect the setting of the listed building. Emy Circuit stated that the emergency access situated on Chapel Green could be looked at as this was at an early stage. With regards to the allotments, Emy stated that there was quite a substantial hedge between the listed building and the allotments in addition to a landscaping condition. Emy added that the allotments were due to be transferred to the Council, and discussion could be had as to where the sheds were situated. Emy commented that an additional informative could be added which suggested what could be built on the site and outlined a suggested use of the site. This proposal was agreed by Members, carried, and added to the list of informatives.

Rebecca Margetts commented that parts of the proposed SANG flooded every year, leaving footpaths unusable. Emy Circuit stated that the proposal should improve parts of the SANG in relation to flooding.

Gary Cowan commented that in 2017 a public petition was submitted to the Council in relation to traffic levels on Finchampstead Road, which was subsequently debated at a full Council meeting. Gary added that this showed that a large number of residents were concerned about this issue a number of years ago. Gary commented that there were very few affordable one and two bedroom units proposed, and there was little detail as to what trees were scheduled to be cut down and where replacements would be planted. Gary stated that he would like to see an area TPO placed on the application site, and added that there was one tree on site which had not been referenced within the report. Gary noted that details relating to electric vehicle charging points was being left to officers, and felt that the detail was generally lacking within the applicant's tree report. Gary commented that lack of new school infrastructure was disappointing. Gary felt that the application should be deferred to allow outstanding points to be addressed. Emy Circuit stated that an area TPO was usually applied to sites under direct threat and where a tree survey had not been carried out, whereas this site had been surveyed. Emy added that the existing paddocks were not a particularly ecologically rich environment, and additional landscaping across the SANG would enhance the site overall. Biodiversity net gain was conditioned and would be assessed in line with the Natural England assessment for measuring net gain. Emy stated that education was a planning issue, and within the SDL as a whole there

would be two new primary schools being delivered whilst CIL payments would contribute to secondary education.

Stephen Conway stated that he would be minded to wait to read the Environment Agency's updated comments.

Connor Corrigan, Service Manager – Planning and Delivery, stated that there was a plethora of documentation online and officers had provided the most pertinent and relevant information within the lengthy Committee report. Connor added that there was scope to reduce the housing numbers down from 171 should flooding issues arise, and noted that extensive flood modelling had been carried out to support the SWDR application. Connor stated that should a substantial amendment to the scheme be required, this would be taken back to the Planning Committee.

Pauline Jorgensen commented that threat to trees was usually only presented once they were in the process of being cut down. Emy Circuit noted that paragraph 65 of the report stated the numbers of trees scheduled to be removed.

Gary Cowan proposed that this item be deferred, to await updated comments from the Environment Agency and to explore the option of applying an area TPO. This was seconded by Stephen Conway, and upon being put to the vote the motion was lost.

Pauline Jorgensen proposed an informative, asking that the applicant have regard to the need to manage informal parking on the lane between Luckley Road and Chapel Green including consideration of timber bollards or other means of preventing parking on verges. This proposal was seconded, carried, and added to the list of informatives.

Members raised a number of points with regards to placing TPOs on trees on the site. Connor Corrigan stated that there were conditions in place to protect the trees which would give time for tree officers to assess which trees required a TPO. Stephen Conway proposed an additional informative, asking the Council's landscape team to consider placing Tree Preservation Orders on trees that have been identified as high quality and worthy of retention within the development. This proposal was seconded by Angus Ross, carried, and added to the list of informatives.

RESOLVED That application number 192325 be approved, subject to conditions and informatives as set out in agenda pages 15 to 47, with condition 3 updated and an additional condition 60 and additional associated informative 35 as set out within the Supplementary Planning Agenda, additional three informatives relating to allotment use, parking on Luckley Road, and TPOs as resolved by the Committee, and subject to legal agreement.

84. APPLICATION NO.214183 - LAND AT 1040 AND 1100 SERIES ESKDALE ROAD, WINNERSH TRIANGLE BUSINESS PARK, RG41 5TS

Proposal: Full application for the proposed temporary erection of 2no. sound stage buildings for commercial filming and 8no. workshops, with associated access, parking, landscaping and infrastructure for a period of five years (retrospective).

Applicant: Stage Fifty

The Committee considered a report about this application, set out in agenda pages 143 to 174.

The Committee were advised that updates contained within the Supplementary Planning Agenda included:

- Additional representation from Winnersh Parish Council, which should be read in conjunction with comments previously submitted;
- Insertion of plans related to condition 1;
- Update to the detailed floor space figures;
- Updated paragraph 16;
- Additional condition 17.

Oliver Bell, agent, spoke in support of the application. Oliver stated that the applicant specialised in the design, build and operation of professional design stages and boutique film and television studios across the UK and Europe, with clients including Netflix and Sony. Oliver added that the film sector was one of the fastest growing sectors in the UK, however a shortage of purpose built studios and production support space was a major issue in the UK, and this temporary application was seeking to accommodate the needs of a major international production company. Oliver commented that this application formed part of the first stage of the applicant's investment plans, with a permanent application for a set of wider proposals due to be lodged later this year. Oliver stated that the intention was to deliver a creative quarter via the delivery of Winnersh film studios, and the applicant had committed to delivery of 25,000 square feet of office space with a final studio plan comprising of six sound stages and 50,000 square feet of work shop across the business park. The application before the Committee would create 250 direct and 250 indirect jobs, whilst the overall plans had the potential to create further 250 direct jobs, whilst also contributing to 250 indirect jobs relating to areas such as food provision and make-up. Oliver noted that the retrospective application was regrettable, however due to the slow nature of the English planning system the economic opportunity associated with the development would have been lost to Wokingham and likely the UK as a whole should works not have taken place. Oliver stated that Wokingham Borough Council (WBC) officers had worked positively on the application, and positive engagement had taken place with the parish Council, whilst no resident objections had been received.

Chris Bowring noted that Ward Members Prue Bray and Paul Fishwick had submitted comments in support of the application.

Rachelle Shepherd-DuBey commented that Wokingham was quickly becoming the Hollywood of the United Kingdom, and added her desire to see youth apprenticeships offered at the site.

Pauline Jorgensen queried where vehicles which used the previous overspill car park were parking now. Joanna Carter, case officer, stated that the applicant had advised that car park use was now lower as a result of hybrid working. Joanna added that should the application for permanent permission come forward, the applicant will be required to show that the application will not have a detrimental impact on local car parking or the highway network.

Stephen Conway concurred with the desire to see local apprenticeships offered, and stated his regret to see a retrospective application. Despite this, Stephen felt that this was an application that the Committee could safely support.

Andrew Mickleburgh stated that the application had considerable merits, and stated his regret to see it come forward as a retrospective application. Andrew queried whether some biodiversity net gain could be sought off-site. Joanna Carter stated that there would be a small loss of biodiversity on site, however an off-site biodiversity net gain to reflect this would be secured via S106 agreement.

Bill Soane queried whether there was any proposal for live audiences on site. Joanna Carter confirmed that the site would not be available for public use.

Rachelle Shepherd-DuBey stated that this was previously an unused site and it was great to see it get used, though it was regrettable that the application was retrospective.

Sam Akhtar commented that he was pleased to see the film industry becoming increasingly interested in the Borough, and queried whether any considerations had been given to fire safety and noise pollution. Joanna Carter stated that the building would be sound proofed, and the design of the stage was such that noise would not permeate the building. Joanna added that fire resistance of construction materials was a matter dealt with under Building Regulations, and there was liaison between the Royal Berkshire Fire and Rescue Service and applicant in relation to the roof design, and a change to the roof material could be submitted during the condition discharge application if required.

RESOLVED That application number 214183 be approved, subject to conditions and informatives as set out in agenda pages 144 to 152, additional condition 17 as set out within the Supplementary Planning Agenda, and subject to legal agreement, noting that the resolution included delegation of the authority to refuse in the event of S106 agreement not being completed within 3 months unless longer period agreed in writing.

85. APPLICATION NO.214108 - HARE HATCH SHEEPLANDS, LONDON ROAD, TWYFORD, RG10 9HW

Proposal: Full application for the proposed redevelopment of existing mixed-use site to a new garden centre with associated play area, allotments, reconfigured parking and servicing, landscaping and other associated infrastructure, replacement cafe, demolition of existing glasshouses, and retention of existing farm shop, site office/toilet block

Applicant: Hare Hatch Sheeplands

The Committee considered a report about this application, set out in agenda pages 175 to 240.

The Committee were advised that updates contained within the Supplementary Planning Agenda included:

- Inclusion of the 2019 appeal decision for information;
- An additional 33 submissions in support of the proposal, and an additional 6 submissions in support from those who had previously commented on the application, and associated officer responses;
- Inclusion of a rebuttal to the recommendation from the agent, and associated officer responses.

Alyson Jones, agent, spoke in support of the application. Alyson stated that in addition to being the agent for the application, she was a local resident and had been a customer at Hare Hatch for many years. Alyson stated that the applicant fundamentally disagreed with

the approach taken within the report in relation to the green belt, as the site was in a mixed use its redevelopment was appropriate in accordance with the green belt tests. In addition, Alyson felt that the officer assessment of very special circumstances was flawed, as an Inspector had given weight to considerations such as customer expectation, popularity and value to the community, rural job creation and training. Alyson felt that no weight had been given to the huge community benefits which would be delivered as part of the proposals including a new children's play area, community allotments and recreational facilities, nor significant levels of biodiversity net gain and electric vehicle charging points, or the fifty-eight percent reduction in floor space due to the removal of the existing greenhouse structures. Alyson felt that the previous abuse of process should also be taken into account as very special circumstances. Alyson added that the local community had clearly demonstrated that they wanted these proposals, which would provide a clear basis for the applicant, community and Wokingham Borough Council (WBC) to move forwards in a positive way. Alyson made it clear that should the application not be approved then an appeal would be lodged, and it was likely that further applications would have to be made to the Planning Committee with ad-hoc applications to keep the business operational. Alyson reminded the Committee that should these applications fail, the banks would sell the land to a property developer, and Hare Hatch would lose its community heart.

Mark A'Bear, resident, spoke in support of the application. Mark was representing a large number of residents who were strongly in support of the proposals. Mark added that this application represented opportunities in three respects. Firstly, the application stood on its own merits as a unique proposition that did not exist anywhere else within the Borough, promoting environmental credentials, carbon capture, renewable energy use and sustainability. Secondly, this was an opportunity to extend and retain the benefits of Sheeplands for the local community, including local employment, work experience for young people, community organisations, local suppliers, local charities, education establishments, and over 9000 customers that are in weekly contact with Sheeplands. Finally, Mark felt that this was an opportunity to look forwards and draw a line under the past, and work collaboratively to create something that the community and WBC could be proud of.

Stephen Conway thanked the case officer for his presentation and report. Stephen noted the long and complex planning history relating to the site, and commented that the officer assessment and recommendation was an on-balance conclusion to refuse the application. Stephen stated that his own on-balance view was that the application should be approved for a number of reasons. Stephen stated that there was a dispute as to whether this was previously developed land, however there was recognition that part of the site was previously developed land whilst almost seventy percent of the site under this application would be for horticultural use, which was entirely compatible with its green belt status. Stephen added that the proposed woodland area was also completely compatible with green belt use. Stephen stated that in his view very special circumstances did apply, those being the local community benefit - especially in terms of employment and local community support in excess of 400 submissions, which was considered as a material consideration by a previous appeal Inspector. Stephen stated that the second reason for refusal, harm to the character of the area, was partly offset via the new woodland planting which would partially screen the new build from the A4. In addition, there would be a very clear reduction in the total footprint and volume of the built form on the site. Stephen felt that the lack of employment skills plan could be resolved via legal agreement should the application be approved. Stephen proposed that planning permission be granted.

Angus Ross felt that this was an on-balance decision, and in the view of the very detailed and complex rebuttal of the reasons for refusal as set out by Boyer Planning, Angus proposed that the application be deferred to give adequate consideration to the letter from Boyer Planning and to allow a site visit to be undertaken. Chris Bowring noted that he would be open to seconding this proposal.

Chris Bowring sought clarity as to what would happen to the enforcement notice should planning permission be granted. Simon Taylor, case officer, confirmed that should the application be approved then WBC could withdraw the enforcement notice.

Rachelle Shepherd-DuBey queried whether, if approved, the retail space on site could be converted to another form of retail space via permitted development. Simon Taylor stated that agreement could be reached with the applicant to restrict the ongoing use to that of a garden centre.

Sam Akhtar felt that on balance the application should be approved, as there would be an overall reduction in floor space, the new development would be partially screened by the proposed woodland, and there was huge community support for the proposals.

Andrew Mickleburgh queried which special circumstances did not apply from the officer perspective, queried why the presence of other garden centres on the A4 was not a material planning consideration, and queried which viewpoints were used in the landscape and visual impact assessment when referencing the impact of the built form view at the site. Simon Taylor stated that paragraphs 48 to 50 outlined the very special circumstances that were felt not to apply, such as biodiversity net gain which was an expected outcome of any development, whilst the abuse of process was not felt to be a material planning consideration as it went back several years. Simon added that other less desirable uses would still be required to be assessed under the green belt policy and the NPPF. In relation to the neighbouring garden centres, Simon stated that these garden centres were lawful developments whereas this application sought change of use from a nursery to a garden centre. Simon noted that a range of viewpoints were used when assessing the view of the site.

Pauline Jorgensen queried whether the retail use would be subsidiary of the nursery, and queried whether the agreement of planning permission would designate the rest of the site as previously developed land which could lend to future applications. Simon Taylor stated that this application was effectively removing the existing development on site and starting again, which was a provision within the NPPF. Simon stated that there would not be an automatic entitlement to develop across the whole site should planning permission be granted, and the openness of the green belt would be protected via the proposal not having a greater impact than that of the existing development.

Gary Cowan noted that there was an enormous amount of support for this application, and added that the site had been developed and must be looked at within this context. Gary stated that the garden centre across the road had also started as a smaller nursery and had been expanded, and commented that there were no statutory objections to the application.

Bill Soane noted the overwhelming community support for this application, and commented that the tractor dealership across the road had once been a nursery. Bill added that the application site was a community asset that residents had long asked for, and noted the various charity and community work carried out at the site.

At this stage of the meeting, Simon Taylor shared a document of suggested draft conditions should the Committee approve the application. Angus Ross suggested that the final conditions be agreed in consultation with the Chairman and neighbouring Ward member Stephen Conway. This suggestion was agreed by the Committee.

Mary Severin, Borough Solicitor, sought that Angus Ross' proposal to defer be withdrawn prior to Members voting to go against the officer recommendation of refusal. Angus Ross confirmed that he was happy to withdraw his proposal.

Mary Severin sought clarity for the reasons why Members were proposing to go against the officer recommendation, for example that there were very special circumstances to approve, that subject to conditions there would be very little harm to the character of the area, and that an employment skills plan could be achieved via legal agreement. Stephen Conway confirmed that he was happy with the wording suggested by Mary Severin.

Stephen Conway proposed that the application be approved, subject to conditions and informatives being agreed in consultation with the Chairman and himself as the neighbouring Ward Member, and subject to legal agreement to secure an Employment Skills Plan. This proposal was seconded by Gary Cowan, and upon being put to the vote the motion was carried.

RESOLVED: That application number 214108 be approved, subject to conditions and informatives to be agreed in consultation with the Chairman and neighbouring Ward Member Stephen Conway, and subject to legal agreement to secure an Employment Skills Plan.

86. APPLICATION NO.214046 - AUTO TRADER HOUSE AND HARTMAN HOUSE, DANEHILL, LOWER EARLEY, RG6 4UT

Proposal: Full application for the proposed demolition of the existing office buildings (Class E(g)(i)) and the erection of 1 no. building to form a single employment unit (Flexible Class E(g)(iii), B2 and B8 use(s)) with ancillary offices, including vehicular and pedestrian access, parking, landscaping, infrastructure and associated works

Applicant: The Owner and/or Occupier

The Committee considered a report about this application, set out in agenda pages 241 to 278.

The Committee were advised that there were no updates contained within the Supplementary Planning Agenda.

Angus Ross proposed that the meeting be extended by thirty minutes to a maximum end time of 11pm. This was seconded by Stephen Conway and upon being put to the vote the motion was carried.

Mark Thomson, agent, spoke in support of the application. Mark stated that the applicant had worked closely with officers, and thanked them for their professional report. Mark added that the site was in a very poor state and the application would transform the site to deliver a high quality industrial logistics development, which would respond positively to the Cutbush Industrial Estate. Mark stated that the site had extant residential permission, however this was not viable and it was considered the site's location was more appropriate

and logical for continued employment use. Mark added that the development sought to meet an unmet need for industrial and logistics within the Borough and would contribute approximately £4-5 million per annum to the economy whilst also generating a number of on and off-site construction and operational jobs. Mark stated that the design delivered a net gain in biodiversity, new native tree and hedge planting across the site, a mix of car, cycle and motorcycle parking including electric vehicle charging points, and sustainable drainage measures. Mark added that the building design incorporated high quality materials and has been designed to achieve BREEAM Excellent. Mark highlighted that the parking and infrastructure requirements had been carefully developed in close collaboration with the Council, including the Highways officer. Mark noted that no objections had been received, and one comment of support had been received from an adjacent business. Mark stated that the proposals were in accordance with local and national planning policy and guidance, and urged the Committee to approve the application.

Andrew Mickleburgh felt that the proposals had many merits including the BREEAM Excellent rating. Andrew sought details regarding the numbers and timing of HGV movements, and queried whether any parking restrictions along Cutbush Lane towards Danehill could be included and operational prior to occupation. Chris Easton, Head of Transport, Drainage and Compliance, stated that condition 22 had been set to limit the land use to comply with Wokingham Borough Council's parking standards. In addition, there were proposals for funding to enable a traffic regulation order, however that would be determined via a separate process. Chris stated if there was an existing speeding issue, this should be reported. Andrew Mickleburgh asked officers to investigate the need for double yellow lines close to the junction of Danehill and Cutbush Lane.

Pauline Jorgensen stated that she would be very keen for double yellow lines to be installed. Pauline raised concerns that HGV vehicles would be going past residential houses. Simon Taylor stated that there were five loading bays to the rear of the building, and the number of trip movements used within the acoustic assessment was for 7 to 8 vehicle movements over a nine-hour overnight period, which was not deemed to be harmful compared to the background noise of the motorway. Pauline Jorgensen noted that the noise assessment had only been carried out on the building, and not the residential houses. Simon Taylor stated that a condition could be incorporated within the delivery logistic plan, giving an undertaking to reach an appropriate outcome via the Chairman and Andrew Mickleburgh. This condition was agreed by the Committee and added to the list of conditions.

RESOLVED That application number 214046 be approved, subject to conditions and informatives as set out in agenda pages 242 to 252, additional incorporation within the delivery logistic plan condition to give an undertaking to reach an appropriate outcome via the Chairman and Andrew Mickleburgh, and subject to legal agreement.

87. APPLICATION NO.213975 - INDIGO HOUSE, MULBERRY BUSINESS PARK, WOKINGHAM, RG41 2GY

Proposal: Full application for the proposed removal of the existing roof structure and the erection of a new second floor providing 11 No. 1 & 2 bedroom apartments, together with a cycle & refuse store.

Applicant: Mr D Bolt

The Committee considered a report about this application, set out in agenda pages 279 to 304.

The Committee were advised that there were no updates contained within the Supplementary Planning Agenda.

Sam Akhtar queried whether there was potential for inclusion of flora to attract a variety of wildlife to the roof gardens. Andrew Chugg, case officer, stated that this could be incorporated into the landscaping condition.

Rachelle Shepherd-DuBey proposed an informative exploring whether a gate could be installed through to Leslie Seers park to allow access for residents. This proposal was seconded, carried, and added to the list of informatives.

Angus Ross queried whether there was adequate bin storage on site. Andrew Chugg confirmed that adequate bin storage would be secured.

Bill Soane proposed an additional informative, encouraging the installation of electric vehicle charging points. This proposal was seconded by Rachelle Shepherd-DuBey, carried, and added to the list of informatives.

It was confirmed that the building did not have access to a lift.

RESOLVED That application number 213975 be approved, subject to conditions and informatives as set out in agenda pages 28 to 283, incorporation into landscaping conditions to include provision of flora to attract a variety of wildlife to the roof gardens, additional informatives exploring whether a gate could be installed through to Leslie Seers park to allow access for residents and encouraging the installation of electric vehicle charging points as resolved by the Committee, and subject to legal agreement.

Agenda Item 92.

Application Number	Expiry Date	Parish	Ward
214184	30 April 2022	Wokingham Town	Wescott

Applicant	Mr Bryan Naftalin
Site Address	43-47 Peach Street, Wokingham RG40 1XG
Proposal	Full application for the proposed creation of 24No residential units consisting of 10 x 1 bedroom, 10 x 2 bedroom and 4 x 3-bedroom units with ground floor foyer, communal roof terrace, addition of balconies and dormers, changes to fenestration and provision of parking and bin storage following demolition of existing roof structures and link between No 47 and the main building
Type	Full
Officer	Simon Taylor
Reason for determination by committee	Major application (>10 dwellings)

FOR CONSIDERATION BY	Planning Committee on Wednesday 13 April 2022
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The application relates to three buildings within Wokingham Town Centre – the corner building at 47 Peach Street at the intersection of Easthampstead Road, the Grade II listed Old Forge at 45 Peach Street and the existing three storey mixed use (retail and offices) at 43 Peach Street. The proposal seeks to convert the existing offices on the first and second floors, currently occupied by the NHS, into 24 flats. Parking and access will be from the rear, balconies will be added to some units and a roof terrace is proposed.</p> <p>There is a valid fallback of a Class O prior approval for 27 flats (ref 211977), granted 13 July 2021. A previous similar proposal for 24 units (ref: 203527) was refused on 14 May 2021 due to a failure to secure the provision of affordable housing and the associated viability of the scheme.</p> <p>The viability of the subject application has been reviewed in the current economic climate and is subject to a commuted sum, as now agreed with the applicant. This represents a partial policy compliant scheme. There is one letter of objection from the ward member, an internal objection from the Rights of Way Officer and an external objection from Thames Valley Police (crime prevention) although the issues raised are not sufficient to warrant refusal of the scheme or adequately addressed by condition. There are no neighbour objections.</p> <p>The proposal involves a satisfactory outcome on traffic and parking grounds because of its town centre location, there is negligible change to the built form and it retains a satisfactory presentation to the town centre, conservation area and street scene. In the context of a dense town centre location, there is also adequate resident and neighbour amenity. Whilst there is a loss of office floorspace in the town centre, it is outweighed by the provision of residential dwellings. On balance, the proposal represents a satisfactory planning outcome, subject to pre-commencement and pre-occupation requirements in Conditions 3-14 relating to landscaping, biodiversity, car park management, design and energy saving and a s106 agreement relating to highways matters, an Employment Skills Plan, SANG and SAMM mitigation and the affordable housing commuted sum.</p>

PLANNING CONSTRAINTS/STATUS

- Major Development Location
- District Centre
- Primary Shopping Area
- Primary Shopping Frontage (Peach Street)
- Grade II Listed Buildings (45 Peach Street, 3-5 Easthampstead Road, and the southern section of the Victoria Arms Public House)
- Wokingham Conservation Area
- Archaeological Site
- Green Route (Easthampstead Road)
- Potentially contaminated land consultation zone
- Air quality management area
- Nitrate vulnerable zone (surface water)
- Flood zone 1
- At risk of surface flooding
- Thames Basin Heath Special Protection Area (5km zone)
- AWE Burghfield nuclear consultation zone (special case zone)
- South East Water consultation zone
- Heathrow Aerodrome turbine safeguarding zone
- Sand and gravel extraction consultation zone
- Classified road (Peach Street)
- Non-classified road (Easthampstead Road)

RECOMMENDATION

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

A. Prior completion of a legal agreement to secure:

- 1) An Employment Skills Plan,**
- 2) Contributions for MyJourney**
- 3) Implementation of a car share scheme**
- 4) Mitigation for the Thames Basin Heaths Special Protection Area**
- 5) Commuted sum in lieu of onsite affordable housing.**

If the agreement is not submitted and agreed within 3 months of the date of this resolution, planning permission will be refused unless the Operational Manager for Development Management in consultation with the Chairman of the Planning Committee agree to a later date.

B. The following conditions and informatives:

Conditions

1) Timescale

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

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

2) Approved details

This permission is in respect of the plan PL 202, received by the local planning authority on 29 December 2021; plans PL 200A, PL 201A, and PL 203A, received by the local planning authority on 01 April 2022; and plans PL 205A, PL 206A, and PL 207A received by the local planning authority on 04 April 2022. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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) Landscaping

Prior to the commencement of the development, details of hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure, signs, lighting and external services, etc.

Soft landscaping details shall include a planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. It shall include planting within the car park (consisting of planting to a height of 600mm) and a detailed landscape scheme for the roof terrace.

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.

4) External materials

Prior to the commencement of the development, details of the materials to be used in the construction of the extensions to the dwelling, including roof terrace surfacing and privacy screening, dormer additions and balcony additions and screening, shall be submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

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

5) Drainage

Prior to the commencement of the development, details of existing and proposed drainage shall 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 and shall be maintained for the life of the development.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. Relevant policy: NPPF Section 14, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

6) Construction management

Prior to the commencement of the development, a Construction Method Statement and Management Plan shall be submitted to and approved in writing by the local planning authority. The Statement and Plan shall provide for:

- a) the parking of vehicles of site operatives and visitors on site,
- b) loading and unloading of plant and materials,
- c) lorry routing
- d) working and delivery hours
- e) storage of plant and materials used in constructing the development,
- f) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- g) wheel washing facilities,
- h) measures to control the emission of dust and dirt during construction
- i) site manager contact details
- j) a scheme for recycling/disposing of waste resulting from demolition and construction works

The approved Statement and Plan shall be adhered to throughout the construction period.

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

7) Car Parking Management Plan

Prior to the commencement of the development, a Car Park Management Plan shall be submitted and approved in writing by the local planning authority. The details shall include (but not limited to) clarification of all spaces as unallocated, methods of ensuring that the spaces remain unallocated for the life of the development, provision of EV charging facilities, a strategy to provide disabled spaces within the site and when required, details of the car share scheme and access gate details. The management plan shall be implemented before the flats are brought into use and retained in perpetuity.

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

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

8) Cycle parking

Prior to the commencement of the development, full and final details of secure and covered bicycle storage facilities for the occupants and visitors shall be submitted to and approved in writing by the local planning authority. The cycle storage and parking shall be implemented in accordance with the approved details 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: To ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

9) Electric vehicle charging

Prior to the commencement of the development, an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, installation of charging points and future proofing of the site. The approved details are to be implemented prior to the first occupation of the building and maintained for the life of the development, unless otherwise agreed with the local planning authority.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy Core Strategy policies CP1, CP3 & CP6.

10) Energy Statement

Prior to the commencement of development, an Energy Statement indicating that an absolute minimum of the 10% of the predicted energy requirement of the development will be obtained from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The Statement shall also investigate the viability of providing electric vehicle charging points at construction. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document

11) Building security

Prior to the commencement of the development, details of building security and crime prevention design shall be submitted to and approved by the local planning authority. Details shall include recessed gated access between The Old Forge and 47 Peach Street, access, intercom and mailbox details at the ground floor lobby, car park surveillance (including the bin and bike store), door and lock designs for the bike and bin stores and measures to ensure security in and around the rear fire staircase. The measures are to be implemented prior to the first occupation of the building and maintained in accordance with the approved details.

Reason: To ensure a design that minimises the potential for anti-social behaviour and theft. Relevant policy: National Planning Policy Framework Paragraphs 92 and 130 and Core Strategy policies CP1 & CP3.

12) Fire measures

Prior to the commencement of the development, a revised Fire Safety report shall be submitted to and approved by the local planning authority. Details shall include (but not limited to) building regulations measures including dry risers on Peach Street, fire resisting doors to corridors and installation of smoke ventilation (including within windows at the rear of the building). The measures are to be implemented prior to the first occupation of the building and maintained in accordance with the approved details.

*Reason: To ensure that the building adequately considers fire safety in its final approved design and layout.
Relevant policy: Core Strategy Policies CP1 and CP3..*

13) Accessibility

Prior to the commencement of the development, details of disabled accessibility to M4(2) standard shall be submitted to and approved in writing by the local planning authority. These details shall include floor plans of units to illustrate that at least four of the units are able to function as adaptable and/or accessible dwellings for disabled persons, including bedroom circulation, hallway widths and bathroom circulation and measures to allow access to the roof terrace. The approved scheme shall be implemented prior to the occupation of the respective dwelling and shall thereafter be retained.

*Reason: To ensure the needs of the general population are met.
Relevant policy: NPPF Section 12 and Core Strategy policy CP2.*

14) Roof terrace

Prior to the commencement of the development, details relating to the roof terrace shall be submitted for approval in writing by the Local Planning Authority. The details shall include details of surfacing, any sound insulation and matters relating to use of the terrace, the latter forming part of a roof terrace operational plan. The approved details are to be implemented prior to the first occupation of the building and maintained for the life of the development with the use being in accordance with the operational plan, unless otherwise agreed with the local planning authority.

Reason: To ensure satisfactory noise attenuation measures are installed.

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

15) Ecological mitigation

No development or other operations shall take place except in complete accordance with the measures in Sections 5 and 6 of the submitted ecological appraisal report prepared by Crestwood Environmental Ltd, ref: CE-PS-1794-RP01 - FINAL, dated 20 October 2020) unless otherwise agreed in writing by the council.

Reason: To ensure that protected and priority species are not adversely affected by the proposals. Relevant policies: Paragraphs 170 and 175 of the NPPF, Policy CP7 of the Core Strategy and Policy TB23 of the Managing Development Delivery Local Plan.

16) Parking and turning

No unit shall be occupied until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

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

17) Bin store

No unit shall be occupied until the bin storage areas for each respective building have been provided in full accordance with the approved details. The bin storage shall be permanently so retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

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

18) Demolition of link

No unit shall be occupied until the existing structure(s) shown to be demolished on the approved plans have been demolished and removed from the site.

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

19) Hours of work and deliveries

No work relating to the development hereby approved, including preparation prior to building operations, shall take place other than between the hours of 8am and 6pm Monday to Friday and 8am and 1pm Saturdays and at no time on Sundays or Bank or National Holidays.

No deliveries relating to the development hereby permitted shall be taken in or dispatched from the site other than between the hours of 8am and 6pm Monday to Friday and 8am and 1pm Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

20) Obscure glazing

The bathroom windows to Flats 3 and 15 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.

21) Amplified music

No sound amplifying equipment shall be installed within the roof terrace.

Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance. Relevant policy: NPPF Section 15, Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

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 TBC, the obligations in which relate to this development.

2) Listed building consent

This permission does not convey or imply any approval or consent in respect of Listed Building Consent that are required for internal alterations to The Old Forge.

3) 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.

4) Changes to the approved plans

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

5) Protected species

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

6) 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) Party Wall Act

Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

8) Gas infrastructure

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

9) Discussion

The local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of addressing concerns relating to highway safety.

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		
App No.	Description	Decision/Date
43 Peach Street		
08303	Redevelopment of shops at ground and offices at first floor and roof	Refused 8 June 1978
10820		Approved 2 August 1979
12413	New offices, shops, and flats	Approved 14 February 1980
12416	Carparking	Approved 14 February 1980
16018	CoU of 43A and 43B to building society	Refused 30 July 1981
BR 13681	Three storey building with offices and shops	Approved 19 October 1981
BR 19286	Internal shop fitout	Approved 7 September 1982
18157	New shopfront to 43B	Approved 23 September 1982
18164	Illuminated fascia sign to 43B	
18440/18441	New fascia and illuminated sign	Approved 18 November 1982
18744	First floor link between 43 and 47	Approved 13 January 1983
19032	New shopfront to 43C	Approved 31 March 1983
21336	Shopfront and fascia	Approved 5 September 1983
23144	Illuminated sign to 43C	Refused 4 April 1985
25624	CoU of 43A from retail to employment agency	Approved 22 May 1986
43083	Illuminated sign to 43C	Refused 25 January 1995
F/1999/70413	Removal of partitions	Approved 25 October 1999
F/2001/3821	Additional condensers in plant room	Approved 13 July 2001
A/2001/3938	Six non-illuminated signs	Approved 13 July 2001
A/2001/4960	Part illuminated signs	Approved 20 November 2001
CLP/2005/3782	CoU of 43C to beauty salon treatment rooms	Refused 23 February 2005
CLP/2006/7998	Opening to create one unit	Approved 7 September 2006
LB/2008/1530	New side door and internal works	Approved 30 September 2008
F/2013/1255	CoU of 43B from A1 to A2 real estate agent	Approved 30 October 2013
A/2013/1126	Five illuminated signs to 43C	Approved 17 October 2013
152919	CoU of 43C from A1 retail to A2 financial services (retrospective)	Approved 16 December 2016
191314	CoU from offices to 28 residential apartments (prior approval)	Refused 9 July 2019
45 Peach Street		
10991	Link roof to adjacent building	Approved 2 August 1979
12388	Alterations to listed building	Approved 13 February 1980
12415 and 12416	Redevelopment	Approved 14 February 1980
18744	First floor pedestrian link	Approved 13 January 1983
22731	Stand by generator	Approved 29 November 1984
BRA 5518	Internal alterations	Approved 11 July 1984
39352	Antenna	Approved 18 June 1982
39290	Commercial antenna	Approved 21 May 1982
LA/1999/70413	Removal of partition	Approved 25 October 1999

LB/2008/1530	New side door and internal works	Approved 30 September 2008
LB/2008/1848	Side wheelchair entrance and glazed protection screen	Decline to Determine 22 August 2008
45-47 Peach Street		
12415 and 12416	Redevelopment	Approved 14 February 1980
13577	Two illuminated signs	Refused 3 July 1980
18744	First floor link between 43 and 47	Approved 13 January 1983
22731	Stand by generator	Approved 29 November 1984
37316	CoU of 47B from Class A1 to A2	Approved 13 March 1991
39352	Addition of antenna	Approved 18 June 1992
39290	Addition of antenna	Approved 26 May 1992
F/1996/63729	Single storey extension	Approved 11 July 1996
CA/1996/63730		
A/1996/64548	Two wall mounted signs	Approved 11 December 1996
A/1996/64551	Two non-illuminated signs	Approved 11 December 1996
CA/1996/64768		
F/1996/64838	Single storey extension	Approved 12 February 1997
CA/1996/64768		Approved 21 January 1997
LB/2001/3554	Internal refurbishments and plaque	Approved 4 May 2001
F/2001/3821	Additional condensers in plant room	Approved 13 July 2001
A/2001/3938	Six non-illuminated signs	Approved 13 July 2001
F/2008/2113	CoU of 47A from C1 to A2 real estate agent	Approved 12 November 2008
191314	CoU from offices to 28 residential apartments (prior approval)	Refused 9 July 2019
192830		Approved 11 December 2019
203527	CoU from offices to 24 units (10 x 1 bedroom, 10 x 2 bedroom, and 4 x 3 bedroom) with ground floor foyer, balconies, dormers and parking	Refused 14 May 2021
211977	CoU from offices to 27 residential apartments (prior approval)	Approved 13 July 2021

SUMMARY INFORMATION		
	Existing	Proposed
Site area	1,885m ²	
Land use	NHS clinic (ground floor) Offices (1 st and 2 nd floors) Retail on ground floor outside red line area	Residential Retail on ground floor unchanged by proposal
Dwellings	Nil	24 dwellings
Density	Nil	127 dwellings/ha
Affordable units	Nil	Offsite commuted sum (part compliant)
Car parking	28-34 spaces	16 spaces
Employment	Not provided	Nil
Office floorspace	1914m ²	Nil

CONSULTATION RESPONSES	
WBC Highways	No objection, subject to conditions relating to construction management, car park management, cycle parking and EV charging

	in Conditions 6-9 and a contribution of £450 per unit for MyJourney and a car share scheme as to be secured via an s106 agreement.
WBC Conservation	No objection, subject to details of materials in Condition 4.
WBC Trees and Landscaping	No objection, subject to Condition 3 requiring landscaping details for external spaces.
WBC Affordable Housing	No objection, subject to eight onsite affordable homes at a 70:30 social rent/ shared ownership housing tenure split, secured via a s106 agreement. <u>Officer comment:</u> A viability review has been undertaken independently of this process and a commuted sum is agreed. See comments in paragraphs 32-35.
WBC Rights of Way	Objections are raised on the grounds that the balconies for Flats 6-8 will dominate, reduce light, and pose a security risk for the public right of way along South Place. <u>Officer comment:</u> Refer to comments in response in paragraphs 86-90.
WBC Employment Skills	No objection, subject to securing the Employment Skills Plan via a s106 agreement.
WBC Drainage	No objection subject to drainage details in Condition 5.
WBC Growth and Delivery	No objection.
WBC Environmental Health	
WBC Waste	
WBC Ecology	No comments received.
WBC Education	
WBC Green Infrastructure	
WBC Sports Development	
WBC Property Services	
South East Water	
NHS Wokingham	
Thames Water	No objection.
Berkshire Fire Service	The following observations are noted: <ul style="list-style-type: none"> • A visible dry riser is required within 18m of where a fire engine will park on Peach Street • The corridor will require fire resisting doors • The staircases and corridors will require smoke ventilation • A suitable system of ventilation (windows or smoke shaft) will need to be created at the rear of the corridor • The window at the end of the corridor requires revision <p>These matters would ordinarily be left for building regulations approval but given the complexities within the existing building and</p>

	the need for several design changes, this detail is required as a pre commencement requirement in Condition 12.
Natural England	No objection, subject to appropriate mitigation being secured. <u>Officer comment:</u> Mitigation is noted in the attached Appropriate Assessment and as secured in the s106 legal agreement. See comments in paragraphs 94 and 95.
Thames Valley Police (Crime Prevention)	Concerns are raised in relation to access, anti-social design and security in and around the cycle and bin store. <u>Officer comment:</u> All the above measures would form part of a pre commencement requirement in paragraphs 91 and 92 and Condition 11
Cadent Gas	No objection subject to Informative 8.
SSEN	No objection.
SGN	

REPRESENTATIONS

Wokingham Town Council	<p>Concerns are raised on the following grounds:</p> <ul style="list-style-type: none"> • No lift provided • The bins are excessively large <p><u>Officer comment:</u> There is an existing accessible passenger lift serving all floors of the building. The bin store is within an existing store room and is sufficiently sized for its purpose, including the existing ground floor retail units. Any surplus space would allow for better movement of bins.</p>
Ward Members	<p>Councillor Maria Gee has requested a site inspection, making the following observations:</p> <ul style="list-style-type: none"> • Lack of emergency access (as noted in the fire safety report) • Barrier access to the rear carpark impedes safe evacuation • Not all units would be within 45m of the nearest access point for a fire engine • Wheelchair users have not been considered in evacuation situations <p><u>Officer comment:</u> Berkshire Fire and Rescue have reviewed the proposal and do not raise objection on the above matters although further details on other aspects are required in Condition 12. It is noted that fire engine access can be from Peach Street or from the rear. Evacuation measures to the rear appear to be in accordance with building regulations although this does not form part of the planning consideration.</p> <ul style="list-style-type: none"> • Lack of accessibility (lift and foyer is too small and roof terrace is inaccessible) • Only one of the five accessible flats has outdoor amenity space <p><u>Officer comment:</u> The lift dimensions, door width and foyer space is compliant with M4(2) standards in the building regulations. There are some reservations with the provision of accessible units as specified on the plans and whether bathroom and bedroom widths would meet the requirements of M4(2). However, it does appear that a satisfactory</p>

outcome can be achieved and this is to be explored further in Condition 13.

- Crowded development

Officer comment: The units meet the minimum space standards and the density is appropriate for the town centre location, as noted in paragraphs 43 and 18 respectively. There is no perception that the development is crowded.

- Lack of affordable housing

Officer comment: The application was supported by a viability assessment. This has been reviewed by the Council's external consultant and there are points of differentiation. The Council's review of the viability assessment was provided to the applicant and a commuted sum of £74,990 which is partial policy compliant has been agreed. Refer to paragraphs 32-35.

- Pressure upon schools and doctors

Officer comment: The application is not liable for CIL payments because it involves the reuse of an existing building. School planning would be absorbed within other infrastructure funding.

- Impact upon the streetscene and the listed building due to balconies and dormers

Officer comment: The Council's Heritage Officer has reviewed the proposal and raises no objection, as noted in paragraphs 25-28.

- Noise assessment suggests that the Shanghai takeaway plant is only operational during the day which does not seem valid when it serves evening meals

Officer comment: The reference to daytime is for the purposes of measuring noise impacts. Daytime is for the hours of 7am-11pm which accounts for the hours of use of the restaurant. The night time hours are 11am-7am.

- Loss of office floorspace

Officer comment: The loss of office floorspace is weighed against the provision of additional residential accommodation and found to be acceptable, as noted in paragraphs 7-17.

- Increased traffic (despite suggestions in the traffic study)

Officer comment: The level of parking, whilst deficient, is acceptable for the town centre location. There is also a clear reduction in traffic generation. This assessment is based on TRICS data. See paragraph 83.

	<ul style="list-style-type: none"> Landscaping and biodiversity enhancements should be pre commencement conditions <p><u>Officer comment:</u> Condition 3 requires landscaping details as a pre commencement requirement. Biodiversity enhancements are outlined in the ecology report and are satisfactory, and implementation is required in Condition 15.</p>
Neighbour Comments	No comments received.

APPLICANTS POINTS
The development adds a 24 flat residential block to the Wokingham housing stock, at the same time offering rational flat sizes and retains the local character. The development works to comply with the spirit and content of the Local Plan.

PLANNING POLICY		
National Planning Policy Framework 2021	Chapter 5	Delivering a Sufficient Supply of Homes
	Chapter 6	Ensuring the Vitality of Town Centres
	Chapter 8	Promoting Healthy and Safe Communities
	Chapter 9	Promoting Sustainable Transport
	Chapter 10	Making Effective Use of Land
	Chapter 12	Achieving Well-Designed Places
	Chapter 14	Meeting the Challenge of Climate Change, Flooding and Coastal Change
	Chapter 15	Conserving and Enhancing The Natural Environment
Chapter 16	Conserving and Enhancing The Historic Environment	
Core Strategy 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP5	Housing Mix, Density and Affordability
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
	CP13	Town Centres and Shopping
	CP14	Growth and Renaissance of Wokingham Town Centre
	CP15	Employment Development
CP17	Housing Delivery	
Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC05	Renewable Energy and Decentralised Energy Networks
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB07	Internal Space Standards
	TB11	Core Employment Areas

	TB12	Employment Skills Plan
	TB15	Major Town, and Small Town/District Centre Development
	TB16	Development for Town Centre Uses
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB24	Designated Heritage Assets
	TB25	Archaeology
Borough Design Guide SPD	Section 4	Residential
	Section 6	Parking
Affordable Housing SPD	Chapter 5	Requirement for affordable housing on residential developments
	Chapter 6	Design, Distribution and Phasing of Affordable Housing
	Chapter 7	Types and Sizes of Affordable Homes
	Chapter 8	Tenure Mix for Affordable Housing
Sustainable Design and Construction SPD	Whole document	
Technical Housing Standards 2015	Whole document	

PLANNING ISSUES

Proposal

1. The proposal involves the conversion and change of use of and extension to the existing office and clinic floor space at 43, 45 and 47 Peach Street to accommodate 24 residential units (ten x 1-bed, ten x 2-bed and four x 3-bed). More specifically, it comprises the following:
 - Change of use of the ground floor of 45 Peach Street from Class D1 clinic to a residential foyer
 - Change of use of the first floor of 47 Peach Street from Class B1 offices to comprise two x 2-bed residential units
 - Change of use of the first and second floors of 43 Peach Street from Class B1 offices to create a total of 22 units (ten x 1-bed, eight x 2-bed and four x 3-bed (ten with balconies)
 - Demolition of existing roof overrun and creation of new staircase access to a proposed roof terrace
 - Provision of 14 car parking spaces (including two accessible spaces and four EV charging points), two separate cycle parking stores and a bin store within the existing car park at the rear
 - Two new dormers to the Peach Street elevation and five new dormers to the south western side elevation
 - Internal works to suit
2. The application follows prior approval 211977, granted 13 July 2021 for the change of use of first and second floors from Class B1(a) offices to residential accommodation, comprising a total of 27 units, including five x studio units, 17 x 1

bed units and five x 2-bed units with parking for 25 vehicles within existing ground floor undercover parking.

3. It also follows on as a resubmission to the change of use of the building for 24 units but without the roof terrace in application 203527. It was refused on 14 May 2021 for the following reasons:

1. *Lack of affordable housing*

The proposal does not make adequate provision for on-site affordable housing, contrary to the National Planning Policy Framework 2019, Policies CP1 and CP5 of the Core Strategy 2010, Policy TB05 of the Managing Development Delivery Local Plan 2014 and the Affordable Housing Supplementary Planning Document.

2. *Lack of mitigation for the Thames Basin Heaths SPA*

In the absence of a legal agreement, the proposal does not make adequate mitigation for the adverse effect on the integrity of the Thames Basin Heaths Special Protection Area, which is a qualifying European site. Accordingly, the proposal conflicts with Policy CP8 of the Core Strategy 2010 and NRM6 of the South East Plan Adopted (May 2009).

3. *Lack of Employment Skills Plan*

In the absence of a legal agreement, the proposal does not provide adequate opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills in accordance with Policy TB12 of the Managing Development Delivery Local Plan 2014.

4. *Poor amenity for future occupiers*

The proposal will result in substandard amenity for future occupiers of the development in terms of the usability, functionality, and liveability of the units because of the cumulative impacts of various deficiencies including inadequate unit sizes, bedroom widths, common living space and outdoor amenity space as well as aspect and orientation and unreasonable levels of overlooking and noise disturbance between balconies.

This is contrary to Paragraphs 127, 130, 150 and 153 of the National Planning Policy Framework 2019, the National Space Standards 2015, Policies CP1 and CP3 of the Core Strategy 2010, Policies CC06 and TB07 of the Managing Development Delivery Local Plan 2014 and R15, R16, R17 and R18 of the Borough Design Guide Supplementary Planning Document 2014.

Site Description

4. The site comprises three distinct buildings – a two storey building with retail on the ground floor and offices on the first floor on the corner of Peach Street and Easthampstead Road at 47 Peach Street, a single storey, Grade II listed building known as the Old Forge at 45 Peach Street which is currently occupied by NHS offices and a part two/part three storey building with two retail units and car parking

on the ground floor and offices above at 43 Peach Street. A first-floor walkway behind and above The Old Forge links 43 and 47 Peach Street. Vehicle access to the site is obtained via barrier access at the rear of the site from Denton Road, leading to a part open/part undercover carpark at the rear.

5. The surrounding area comprises a mix of ground floor retail and first floor offices with a Grade II listed Victoria Arms PH to the east. Pedestrian access leads via a pedestrian pathway along the western side of 43 Peach Street to Denton Road to the rear.

Residential use

6. The provision of residential floorspace is supported by Policy CP14 of the Core Strategy and Sections 3.4.18 and 10.6.1 of the Wokingham Town Centre Masterplan SPD, which recognise that additional residential accommodation in the Wokingham Town Centre is desirable in terms of ensuring an 18-hour economy. However, this is to be balanced with the loss of conveniently located office and retail/clinic accommodation.

Loss of office and clinic floorspace

7. Policy CP13 of the Core Strategy requires the protection of retail centres, with paragraph 4.67 aiming to maintain the range of activities so that they are at the heart of sustainable communities. Proposals leading to the loss of town centre uses (including offices) will not be allowed unless it is substantiated that there is no deficiency in the catchment.
8. Policy CP14 of the Core Strategy sets out actions for the growth and renaissance of Wokingham Town Centre. This includes ensuring development cumulatively provides and maintains offices, housing, leisure and entertainment, and other specified uses.
9. Policy CP15 of the Core Strategy indicates that development should be of a scale and form that is compatible with the retail character of the centre and its role in the hierarchy of retail centres, that it contributes to the provision of day and evening/night-time uses and is compatible with other uses and enhances vitality and viability. There should not be any overall net loss of Class B floorspace.
10. Both floors of the building (1,850m²) are currently leased to the NHS until October 2023. A market report undertaken by Haslams Chartered Surveyors was submitted with the application. It concludes that the likelihood of finding new tenants once it becomes available is minimal based on the following observations:
 - Wokingham includes Grade A/B commercial properties in Millars Lane and Fishponds Road with at least 30% vacant stock in Fishponds Close due to the outdated specification and lower Grade B/C stock. There is office space available in the town centre, mostly above retail units
 - The Thames Valley office market over the last 5 years has been characterised by occupiers leasing modern stock. This has resulted in the gap between good quality and secondary accommodation widening
 - Wokingham Town Centre is not an attractive office location nor are offices above retail

- The 5-year average annual take up within Wokingham is currently 15,175m² or over 7.5 years of supply against the current supply of office space. Most of the town centre lettings in the last five years are less than 280m²
 - Whilst the level of take up remains reasonably constant, there remains many years of supply in the market and is likely to worsen given the impact of Covid
 - Wokingham Borough - whilst attracting occupiers to its major business parks - has failed constantly over many years to attract office occupiers to the town centre. This has resulted in rents reducing to unsustainable levels
 - Even where town centre lettings have been achieved, these have been for offices far smaller in size than the subject property.
11. The change of use to residential will result in a loss of Class D floorspace at the ground floor of the Old Forge and 1,850m² or 100% of the above ground office floorspace of the buildings at 43 and 47 Peach Street. The cumulative loss of floorspace requires consideration of whether (a) it will impact the range of activities in the town centre; and (b) it would impact upon the quantum and range of employment floorspace across the borough.
 12. In relation to the first question, the loss of office space would be contrary to policy, but it would be replaced by 24 residential units in an accessible location, and this is supported by Policy CP14 of the Core Strategy and the Wokingham Town Centre SPD, where there is an intent to support an 18-hour economy.
 13. Moving to the second question, the proposal would lead to the loss of 1,850m² of employment floorspace. This is a relatively modest reduction in the context of Policy CP15 which specifies that there should be no net loss of employment floorspace across the borough. The Central FEMA (Functional Economic Market Area) Economic Development Needs Assessment (EDNA) report (October 2016) identifies a recommended net office space requirement for 2013-2036 of at least 93,305m² based on the labour supply approach (although this study has not factored in the allocated Science Park south of the M4) and this suggests the need to retain existing floorspace, not only in town centres. The impacts of Covid upon this requirement are, at present, unclear though there are signs of recent rebounding.
 14. Nonetheless, the Assessment indicates that the rise in the level of floor space to meet forecast employment growth in the Borough over the Plan period is not being met through the intensification of use brought about through the redevelopment of existing employment areas and new allocations, as envisaged by paragraph 4.70 of the Core Strategy. The floorspace is also continually eroded by Class O office conversions, thereby undermining the intent of the policy.
 15. The site is outside any Core Employment Area, as defined in Policy CP15; however, it maintains an alternative location for employment land within the borough. While the principle of seeking to maintain a variety of employment floorspace provision is an important consideration, it is noted that the site is located close to the Core Employment Area of Molly Millars Industrial Estate. It is also offset by higher quality and more appropriately located retail and office developments at Peach Place and Elms Field, which are currently adding to the quality of floorspace in the town centre. There is some contradiction in the argument as to the space not being attractive for office use when it is in fact currently let for office use for a further 18 months (and there is no indication that this could not be renewed). However, there is a large

amount of employment floorspace a short distance away that is still relatively accessible to the town centre or within the town centre designation.

16. The arguments presented by the applicant are generally concurred with and the Council's Policy Officer raises no objection. On this basis and on balance, the loss of office floorspace is not objected to in principle.

Retail frontage

17. Policy TB15 of the MDD Local Plan states that Class A1 uses should be retained in the primary frontage. The site is within a primary retail frontage and primary shopping area and it plays a significant role within the town centre. The proposal to use the Old Forge as a residential entrance is not contrary to policy because it is not currently in (former) Class A use and so there is no loss of retail frontage. Moreover, access to the existing NHS clinic is via a side entrance and the main front door is not in use. There are also limitations imposed by the Grade II listing of the building limiting its presence in the street. The use of the space as a residential entrance and the reactivation of the street front elevation is therefore supported.

Density

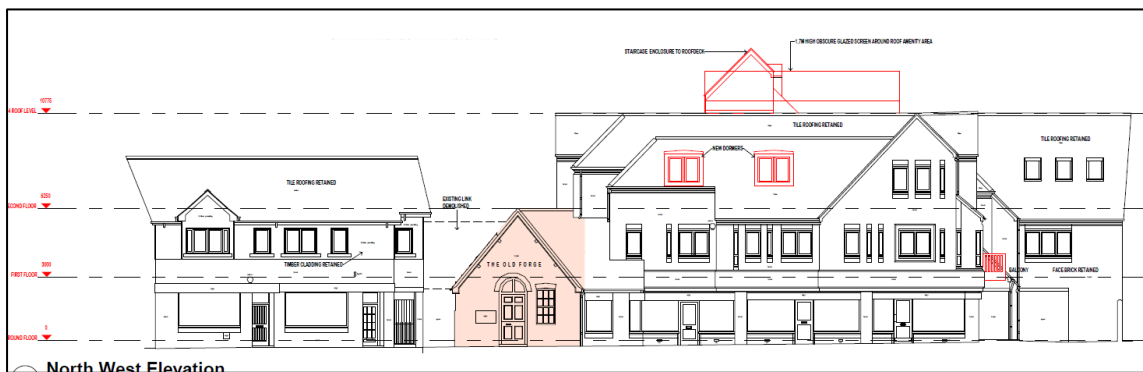
18. Policy CP5 of the Core Strategy and Policy TB05 of the MDD Local Plan require an appropriate dwelling density and R10 of the Borough Design Guide SPD seeks to ensure that the development achieves an appropriate density in relation to local character. A density of 138 dwellings per hectare is appropriate for the town centre location, with other examples of similar or greater density in the nearby vicinity. No objection is raised in this regard.

Character of the Area

19. The external changes to the building include various parking and bin structures at ground level at the rear, a total of ten balconies to the side and rear of the building, two street facing and five side facing dormers and provision of a new roof terrace with a 1.7m screen around its edge.
20. The works to the rear of the ground floor are within an existing car park area in a back of house location amongst other two and three buildings. They are relatively modest and involve a reduction in the amount of car parking, which would result in an improvement to the pedestrianisation of the area and to the rear entrance of the building. An intrusive first floor walkway link between 45 and 49 Peach Street is also to be removed, reducing clutter and bulk. On this basis, these physical works are considered acceptable.
21. The balconies have open balustrades, allowing for architectural interest and articulation to the building without unduly adding excessive bulk. The associated fenestration, including new balcony doors, are also considered reasonable.
22. The roof terrace will occupy most of the roof and will sit 250mm above the existing ridge height for structural reasons. It will not add any readily apparent bulk to the existing roof. A new staircase overrun will be positioned 4m behind the front ridge and extend 3.0m above the ridge of the roof. From footpath level, it would be mostly concealed by the front of the building but will likely be visible in other vantage points,

including from other properties. Notwithstanding, it does not appear foreign within the roof and is not dissimilar to a lift overrun. The 1.7m screen around the edge of the crown roof will sit upon the raised floor level of the roof terrace, extending 2m above the existing ridge. This is the most apparent element to the proposal but because it is a glazed screen and is between 2-8m from the edge of eaves, it will only really be apparent in much wider views and not from the immediate context. Even then, it is not overly dominating and is acceptable on that basis.

23. The dormer windows add 12m³ of building bulk to the side elevation and 4.8m³ to the street elevation, which is incidental in relation to the existing building. The dormers themselves match the design, appearance and proportions of the existing side dormers and are modest additions to the building such that no objection is raised. They fit well within the parameters of the roof plane and relate to the design of the existing building, in accordance with R23 of the Borough Design Guide SPD.



Proposed Peach Street elevation

24. Overall, the scheme is viewed as improving the character and appearance of the building in the streetscape and is supported.

Heritage and Conservation

25. The site lies at the eastern edge of the Wokingham Conservation Area. It also includes the Grade II the Old Forge building on Peach Street and is adjacent to the Grade II listed 3-5 Easthampstead Road and Victoria Arms Public House. 48, 50 and 52 Peach Street, broadly opposite the site on Peach Street, are also Grade II listed.
26. The historic mid-19th Century forge building forms part of the 1980s development of two separate block with the listed forge set in between with a first-floor level link to the two blocks forming part of a rear extension.
27. The Council's Conservation Officer has reviewed the proposal, which includes the removal of the first-floor link, two dormer windows to Peach Street and the alteration of the listed forge to form entrance foyer to the main residential block. No in-principle objection is raised as it is thought overall not to be unduly harmful to the appearance of the conservation area or have an adverse impact to the setting of the historic forge.
28. The Peach Street entrance to the listed forge will be unblocked and internal partition walls will be removed and with a new ramped entrance. Subject to listed building consent as noted in Informative 3 for these works (including any entry/security system and mailboxes), they are minor improvements to the building and are

supported. These would not form part of the full planning application and although the Council's Conservation Officer raises concern with leaving these details to conditions, they do not prevent the reasonableness of the subject application. Condition 4 also requires details of materials and finishes.

Archaeology

29. Policy TB25 of the MDD Local Plan requires the retention of archaeological sites in situ. The site is with an Area of High Archaeological Potential due to its proximity to the medieval historic core of the town. Easthampstead Road was one of the medieval routes heading south from the town, but no medieval remains have so far been found within the site or immediately adjacent. However, given there are no proposed ground intrusions beyond the new bin and cycle store, there is no likely disturbance of potential archaeological finds.

Dwelling Mix

30. Policy CP5 of the CS and Policy TB05 of the MDD require an appropriate dwelling type and tenure for affordable housing schemes. There is also reference to dwelling mix in the Wokingham Town Centre Masterplan SPD and the Berkshire (including South Bucks) Strategic Housing Market Assessment, with the following summary:

No of beds	1 bed	2 bed	3 bed	4+ bed	Total
Town Centre SPD		47%	32%	21%	100%
SHMA	7.2%	27.1%	43.5%	22.2%	100%
Average of desired mix	15%	25%	37%	22%	100%
Proposed mix	42% (10)	42% (10)	17% (4)	0%	100%

31. There is a clear departure from the above requirements with a high concentration of 1 and 2 bed units. However, the intent of Council's policies is to provide a mix of accommodation to cater for the varied needs of the community and to ensure that it is provided where it is needed. On this aspect, the proposed mix is supported because of the affordable housing contribution and the town centre location (with reduced parking provision and ready access to facilities and services within the 18-hour economy).

Housing Affordability

32. Policy CP5 of the Core Strategy, Policy TB05 of the MDD Local Plan and the Affordable Housing SPD specify an affordable housing rate of 30% for any development involving five dwellings or more on land with a total area of 0.16 hectares or more. In this case, this equates to 7.2 units, rounded to eight units.
33. The Council's Affordable Housing Officer seeks eight onsite affordable units in the form of two First Homes and six units for social rent. The applicant instead submitted a viability assessment. It initially referred to a 17.06% developer return, which is lower than the accepted benchmark (in this case) of 17.5%. The conclusion was that the scheme could not be delivered with the provision of any affordable housing. This was reviewed by the Council's consultants where it was concluded that the scheme remained viable with a developer surplus in excess of 17.5% of £74,990.

34. The cited differences related to construction costs, SANG/SAMM, interest rates and alternative use value (in this case, the prior approval). The applicant has conceded these aspects and the commuted sum forms part of the s106 agreement.
35. The previously refused scheme argued that the development was unviable with delivery of all eight affordable units and as there remained disagreement between the Council and the applicant, the application was refused. There is a clear difference between the viability of the two schemes and in the subject scheme, it means that there will be no on-site provision of affordable housing. On this aspect, the Council's consultant has advised that the office market is now much stronger than it was when the previous application was assessed in the midst of the pandemic. Further, the investment yield is sharper than it was previously and the prior approval scheme is now a valid fallback that did not exist previously and so the existing use value was not used.

Accessibility (incorporating The Public Sector Equality Duty (Equality Act 2010))

36. In determining this application, the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion, or belief.
37. Policy CP2 of the Core Strategy also seeks to ensure that new development contributes to the provision of sustainable and inclusive communities, including for aged persons, children and the disabled. 10–20% of all dwellings should be to Lifetime Homes standards in accordance with Policy CP5 of the Core Strategy and Policy TB05 of the MDD Local Plan. In this case, it equates to 2-5 units.
38. The existing passenger lift, foyer and hallway circulation is acceptable and two accessible car spaces are shown in the car park which accords with the minimum parking standards (see paragraph 78) requirements. This allows for level access within the development, with the exception of the roof terrace. However, Condition 13 seeks further details in relation to allowing alternative access to the roof terrace.
39. The submitted plans show four accessible units, which is 17% of the development and this within the scope of Policy CP2. However, there are some issues with circulation space within the bathrooms and around the bedrooms of some of the units and there is a preference for all of the accessible units to be afforded balconies given that access to the roof terrace is restricted without any lift access. As such, further clarification of which units would be to M4(2) standard is required in Condition 13.
40. The two disabled spaces represent 13% of the total parking spaces, which generally corresponds with the proportion of accessible units when accounting for some of the units will be car free. They are at the very rear of the car park and the Highways Officer raises objection on these grounds. The distance to the rear entrance is 38m and given site constraints, this appears to be the one of the more feasible locations without additional impediment to likely users though the requirement for further details in the Parking Management Plan (Condition 7) will allow for a review of the final design. A pedestrian ramp into the front entrance and rear pedestrian access also allows for improved access into the building from Peach Street.

41. On the basis of the above, there is no indication or evidence that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues, and priorities in relation to this planning application and there would be no significant adverse impacts because of the development.

Housing Amenity

Internal amenity

42. 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 39-98m² applies depending upon the number of bedrooms and the occupancy (some units are nominated as single occupancy). Additionally, double bedrooms should have a minimum area of 11.5m² with width of 2.55m-2.75m, single bedrooms should have an area of 7.5m² and a width of 2.15m, living spaces should have a minimum area of 23-31m² and there should be provision for storage.
43. The previously refused scheme raised objection with the cumulative impacts of various deficiencies including inadequate unit sizes, bedroom widths, common living space and outdoor amenity space as well as aspect and orientation and unreasonable levels of overlooking and noise disturbance between balconies. The revised scheme has adequately addressed these issues such that the objection is no longer raised. Minimum unit sizes are satisfied in all cases although some of the one-bedroom units are nominated as single occupancy. Bedroom widths are now compliant and the number of units with deficient living room sizes are minimal and where there are shortfalls, the extent is minor. In terms of internal unit sizes allowing a functional internal environment, no objection is raised.
44. R18 of the SPD requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable dual outlook and southern aspect. Section 12 of the NPPF seeks to promote development that has good architecture and layout with a high standard of amenity for existing and future users and Section 15 states that new development should take account of layout, orientation, and massing to minimise energy consumption.
45. The reuse of the existing envelope and fire access requirements places constraints upon the satisfactory layout of units. Some of the rooms are long but never more than 7m from window openings, which is generally acceptable. Most of the units will have access to existing window openings and some new window openings are proposed. On that aspect alone, the level of light and ventilation to the rooms is considered acceptable. 11 of the 24 units are single aspect and of these, six of these units are to the northeastern elevation where direct sunlight will be restricted to the early morning period only. However, five of these six units will have an external balcony which improves natural light and ventilation. Where the issues of aspect and orientation previously contributed to the cumulative issue of internal amenity, it no longer warrants refusal of the application on its own and on this basis, no objection is therefore raised.

External amenity

46. R16 of the Borough Design Guide SPD stipulates that each unit should have amenity space and it should retain and protect privacy, benefit from sunlight and be able to accommodate 2–4 chairs and a small table.
47. Ten of 24 units will have access to a private balcony of varying size and a roof deck of 420m² is also proposed although the latter is not accessible via the lift. Some of the balconies would not be capable of accommodating a table and chairs.
48. There is generally less expectation to outdoor amenity space within the town centre location and where they have been provided, an undersized balcony would still provide a benefit. The communal roof terrace provides supplementary access. On this basis, the combination of private and communal amenity space is supported.

Acoustic amenity

49. Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact.
50. Due to its town centre location, there are potential noise sources including the Victoria Arms Public House, at least two restaurants, three pizza takeaways and a 24-hour gymnasium (and their associated plant) as well as from movement in the undercroft car park and the adjacent right of way.
51. A Noise Impact Assessment dated 18 October 2019 was submitted with the previous prior approval for the site and again for the subject application. The Council's Environmental Health Officer reviewed the Noise Impact Assessment and noted the following such that no objection is raised in terms of external noise sources:

The noise assessment has assessed the noise against BS4142:2014 methodology to determine the likely noise impacts. Appropriate corrections were made to account for the character of the noises which would make them appear more dominant in the sound scape within the proposed dwellings. The plant and traffic noise was also assessed against BS8223:2014 which provides recommendations for internal noise levels for relevant rooms at relevant times to allow for resting and sleeping.

For the purposes of noise assessments, the daytime is 07:00-23:00hrs and night is 23:00hrs-07:00hrs. This represents the times when the majority of people would expect to sleep and require levels below 30dB inside, during the day the resting sleeping internal recommended level is 35dB.

The noise assessment demonstrates that with the existing glazing closed, acceptable internal levels would comfortably be achieved and with windows partially opened (likely to be necessary in very warm periods for purge ventilation for cooling) the internal levels would just be met and are considered reasonable.

52. In effect, the report concludes that adequate acoustic amenity will be maintained with open windows and no additional acoustic measures are necessary. The Environmental Health Officer is satisfied with this outcome. Impacts are to be expected in a dense location such as this.

53. Whilst it is a matter ordinarily left to building regulations, the reuse of the existing fabric of the building poses the potential for noise transmission between floors and walls of the units and to and from the ground floor retail units. The bedrooms to Flats 6, 12, 13, 18, 19 and 20 adjoin the living room of another unit whilst Flats 14 and 24 adjoin the common stairwell. In these cases, the internal walls are new and would likely be insulated to protect against adverse noise transmission. Between the floors, only Flat 19 on the second floor has a living space above bedrooms on the floor below and the Environmental Health Officer noted issues with potential transfer of noise from the retail units. However, they are also satisfied that this will be adequately addressed at the building regulations stage and otherwise, the development exhibits good design considerations in terms of minimising any potential impacts.
54. The balconies are generally well positioned, except for Flats 8 and 13 where they adjoin bedrooms of neighbouring units. Privacy screening is introduced where there is a degree of conflict and in doing so, this is considered satisfactory. Details of the privacy screening are required in Condition 4 and this would allow a further consideration of the acoustic credentials of the chosen materials.
55. The layout would require a significant amount of mechanical ventilation to bathrooms, but risers have been provided at regular intervals such that concern is not raised.

Odour

56. The site is in the vicinity of approximately ten food premises and there is a potential for cooking odour to have a negative impact on amenity. An Odour Assessment (Crestwood Environmental dated 11 December 2020) has been submitted with the application. The assessment concludes that there could be slight adverse effect which in the context of a town centre location is considered not significant. The assessment is comprehensive and the methodology used and conclusions reached are accepted by the Council's Environmental Health Officer.

Air pollution

57. The building fronts onto the Wokingham Town Centre Air Quality Management Area (AQMA) within Peach Street, with high levels of Nitrogen dioxide NO₂ from vehicular traffic. An air quality assessment (Crestwood Environmental dated 2 December 2020) was submitted and concluded that there would be a negligible impact during the operational phase and the exposure to poor air quality by residents is low because the levels predicted for NO₂ are well below the relevant Air Quality Objective at this location. The Council's Environmental Health Officer reviewed the findings and raises no objection with the methodology or outcome.

Neighbour Amenity

Overlooking

58. R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms, with separation of 22m to the rear or 30m on the second floor and 10m to the street or 15m from the second floor.

59. There is a high level of overlooking within the existing development from the office windows, mostly concentrated along the side elevations. The extent of overlooking will increase with its conversion to residential use and the installation of balconies to both sides of the building. Nonetheless, a degree of overlooking is to be expected given the town centre location and high density of the site and surrounding areas.
60. To the south west, there is a first-floor unit at 41 Peach Street with no side windows but two rear facing windows. The windows and balconies of Flats 6, 7, 19 and 20 would be within 6-21m of the rear facing windows. Beyond this, there are four flats at 37-39 Peach Street. The angle of sight from the proposed development towards the rear elevation of 39 Peach Street is rather obtuse and no issues are raised. There are, however, side facing windows and two rear facing dormer windows to the roof of the main part of the building comprising of three-bedroom windows and two living room windows that are generally within 10m but up to 32m of the balconies and windows of Flats 5-7 and 18-20.



Towards 37-41 Peach Street

61. To the east is a first floor flat at 7 Easthampstead Road which has a rear elevation facing onto the property but it is largely obscured by the adjoining property to the west and direct sightlines are relatively limited. There are two studio flats at the Ritz building but no habitable windows looking onto the site.



To 3-7 Easthampstead Road and the Ritz

62. Elsewhere there are several office and retail buildings where there is a degree of mutual overlooking that is considered acceptable on account of the existing density and expectation within a town centre location. Indeed, the approval of the units at 37-41 Peach Street in the past ten years recognised this fact. There has been a recent approval for an office to residential conversion for four flats at 3-5 Easthampstead Road (evident in the left of the above photograph). Two of the units are within the first-floor level and these units, when constructed, would be overlooked within 7-12m of the balconies and windows of Flats 11, 22 and 23. Marginal sightlines would also be evident to the ground floor amenity space. A redevelopment has also been approved at the Ritz at 9 Easthampstead Road for a four storey, 22-unit flat building. It includes a landscaped communal deck with privacy screen to its edge within 7m of the balconies and windows of Flats 9, 10, 21 and 22 and varying angles of sight of most of the 22 units within 12-22m. Overlooking would be most pronounced from the second-floor units (Flats 21 and 22) where there would be an outlook downwards to the landscaped deck.
63. In each of the recent residential approvals in the area, there is a recognition that there is a degree of existing mutual overlooking that is a consequence of the layout and poor relationship of existing buildings and high density of development in the area. This is evident regardless of the office or residential use. The change of use of the building to residential use would result in a greater level of conflict particularly as the residential uses are generally in conflict at the same time of the day. The addition of balconies would add to this harm.
64. However, most of the windows are existing and their dimensions will remain unchanged with the exceptions being the provision of doors to balconies, some lower sill heights to existing windows and five north western facing dormer windows. Projecting balconies have a modest depth of not more than 1.8m from the existing elevations. Building separation also remains unchanged and there is at least 7m between receptors.
65. For these reasons, it is accepted that where there will be a degree of overlooking, but this is not considered excessive or exacerbated beyond the existing levels. This degree of overlooking is anticipated, unavoidable and accepted and that the levels of

separation are considered adequate in the circumstances. Where non habitable spaces can be ameliorated, Condition 20 requires obscure glazing.

66. The roof terrace comprises a 1.7m screen around its edge, preventing any outlook. Internally within the development. There are also privacy screens to the sides of the balconies at Units 5, 7, 8 and 11-13 which ensures a sufficient level of privacy between units. This was noted in Reason for Refusal 4 of the previous refused scheme and this is adequately resolved in this application.

Overbearing and Sense of Enclosure/Sunlight and Daylight

67. Given the only additional volume relates to the privacy screening to the roof (a lightweight addition), dormers and balconies to the front and side elevations (of minimal bulk) and a ground floor bin store (conspicuously located), it is envisaged that there will not be any undue impacts in terms of loss of light or dominance.

Noise disturbance (to surrounding residents)

68. Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact. The density of the development and the location and size of the balconies is appropriate for the town centre location and as such, there are no adverse noise concerns for existing residents within the surrounding properties.
69. The roof terrace occupies most of the roof and has a total area of 420m². It equates to an occupancy rate of 17.5m² per unit or about 7m² per person although it is worth acknowledging that the space will be complemented by soft landscaping as part of the details in Condition 3. It is relatively expansive but not excessive – as comparison, a 235m² first floor communal terrace was approved on the adjoining site to the south in application 191573. In terms of providing adequate open space for occupants, it is a positive outcome and it is likely to be acceptable against the background noise level of the town centre. However, it is still prudent to seek further details such as hours of use and surfacing materials in Condition 14 to get some certainty with its future use.

Highway Access and Parking Provision

Car Parking

70. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street car parking standards, including provision for charging facilities. Section 7.4.6 of the Wokingham Town Centre Masterplan SPD sets out that parking for residential development must be materially reduced.
71. Excluding back of house areas, the existing buildings at 43, 45 and 47 Peach Street comprise four retail units, an NHS entrance foyer/exhibition space and office floorspace on the two floors above. The existing carpark at the rear comprises a total of 33-39 spaces (variances exist across the site plan, real estate brochure from the 2015 sale and the application form) although some are substandard in length or width. The existing uses generate a requirement for 94 spaces. With 33-39 spaces, this is a departure of at least 55 spaces.

72. The subject application proposes to redevelop the car park area, with a total of 16 car spaces (although two spaces are tandem and should therefore be counted as one space making a total of 15 spaces) with landscaped planters, additional pedestrian access, cycle parking, two disabled car spaces, two motorcycle bays and four electric vehicle charging points. It is unclear whether any of the five retail parking spaces are to be retained. It is also not yet determined whether the spaces will be allocated or unallocated.
73. The unit mix of ten x 1-bed, ten x 2-bed and four x 3-bed units represents a parking generation rate of between 17-24 unallocated spaces or 33 allocated spaces inclusive of visitor parking. When assuming an unchanged retail allocation of five spaces, the provision of 16 spaces represents a departure of up to 6-22 spaces.
74. Whilst there is a departure with the required standards and up to nine of the units will be car free, this is not an unreasonable outcome. If the one bedroom units are assigned as car free, the remaining 14 units (2 and 3 bedders) have access to an unallocated car space, which is a reasonable outcome. Remaining car parking could be accommodated within local car parks, which has a precedent in the area. The Council's Highways Officer is supportive of the scheme primarily because of its town centre location where there is a high level of sustainability and less car dependence, with easy access to town centre facilities and public transport, including rail and bus. There is also an expected reduction in parking demand because of the change of use of the building from offices to residential. The development is also well supplemented by other modes of parking, including an excess of motorcycle parking, compliant provision of cycle parking and disabled parking, which is supported. Visitor parking can be adequately accommodated within surrounding car parks. No objection is raised although this is conditional upon the spaces being unallocated (Condition 7) and a contribution for a car club/share space secured by legal agreement. This could be accommodated on site or off site within local roads.

Other parking

75. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates a minimum of 26 cycle spaces and one motorcycle spaces. P2 and P3 of the Borough Design Guide SPD ensure that it is conveniently located, secure and undercover and provided where it is compatible in the streetscene.
76. The redevelopment of the car park has resulted in 28 cycle spaces and three motorcycle spaces, which is in line with and exceeds the requirements respectively. The cycle storage is located at the rear of the site and conveniently located via the rear exit but it remains unclear as to whether it is secure. It would, however, be subject to further details relating to design and security measures and the provision of visitor bicycle parking in Condition 8. Dimensions for the cycle and motorcycle parking satisfy the minimum standards.
77. Four EV charging points have been nominated within the undercroft, which will allow for easy implementation of the charging points. This is a deficiency of five spaces against Appendix E of the Highway Design Guide (7 passive and 2 active spaces) with infrastructure provided during the construction of the site and the strategy for bringing into operation of the passive spaces included in the Parking Management Plan in Condition 7.

78. Disabled parking is provided in the form of two car spaces at the rear of the car park. It does not correlate with the provision of four accessible units, but it equates to 16% of the total parking provision or accords with the minimum requirement of 2.4 spaces, rounded down. Concerns about its location are discussed in paragraph 40. As the provision of accessible parking reduces the amount of unallocated parking, an alternative would be to include in the Parking Management Plan a strategy to provide a disabled space when required. Revised details are sought in Condition 7.
79. Day to day deliveries will be from the street which is accepted by the Highways Officer. Removal parking would need to be accommodated within the car park but outside of the existing spaces. Given the constraints of the existing car park, this is an unavoidable scenario and not unreasonable.

Access and Manoeuvring

80. P3 of the Borough Design Guide SPD notes that parking spaces are to be a minimum of 5m x 2.5m and this is achieved without the impediment of pylons that currently exists. Aisle width is 6m which allows for manoeuvring. There are tight movements at the two spaces near the bin store and or longer reversing to the two spaces near the rear of The Old Forge but it is a satisfactory arrangement for a medium sized car and is a vast improvement on the existing situation and is accepted.
81. Access to the car park is via Denton Road at the rear, which is unchanged. Refuse collection will be kerbside and turning circles within the site would not be required. The rear access width is 5m which would allow access for a fire engine through the existing gate. The fire safety report submitted with the application refers to the need for a fire engine to get within 45m of any point of the building and this can still be achieved from the main entrance alongside the entrance gates.
82. Planters have been incorporated into the layout of the carpark. Subject to conditions relating to the maintenance of the height of the plants in Condition 3, no objections are raised on visibility grounds.

Traffic Generation

83. A Transport Statement (Yes Engineering, dated October 2020) deals with various aspects of the scheme, including its accessibility and trip generations. Using TRICS and Council trip rates, it notes that there will be a significant reduction in traffic generation of upwards of 50% between the existing office and proposed residential uses. Moreover, with a reduction in the number of car parking spaces and its town centre location, this would clearly be expected. Traffic from this development would not have an adverse impact on the highway network. There would be a £12,480 charge (£520/unit) for MyJourney, which is the Council's sustainable travel initiative, and this would form part of the legal agreement.

Construction Management

84. Because of the town centre location, limitations within the rear of the site, listed status of the Old Forge and road network within residential areas to the area, a construction method plan and statement is a pre commencement requirement at Condition 6.

Landscaping and Trees

85. Given there is no existing landscaping within the site, there are no tree or landscape objections. Landscape details for the external spaces, including the roof terrace, will be required to be submitted through Condition 3 in accordance with R14 of the Borough Design Guide SPD, which requires well-designed hard and soft landscaping that complements housing.

Public Rights of Way

86. Wokingham Footpath 18 runs to the south-western side of this property. It is currently a relatively narrow alleyway between buildings, with minor overhangs from the existing property.
87. The Council's Rights of Way Officer raises concern that the balconies to Flats 5, 7 and 8 will overhang the footpath, particularly for Flat 5 where the path is narrower. This would interfere with the convenience of the users of the footpath with lower light levels caused by the enclosing nature of the balconies, particularly in winter months as well as a security risk for occupants of the units.
88. Under Section 177 of the Highways Act 1980, the developer would require a licence from the Council as the Highway Authority. This requires that there be no interference with the convenience of persons using the highway. It is the view of the Rights of Way Officer that the issues would result in a licence not being issued.
89. The balconies are lightweight additions to the existing building extending between 0.6m and 1.7m from the edge of the building for 10.2m of the 48m length of the right of way or the side elevation of the building. Subject to additional pre commencement details relating to their design and materials in Condition 4, it is envisaged that it would not represent an undue impression or loss of light upon the right of way, particularly when it comprises a tunnel at its eastern end and any shadowing will be over the south western face of the building or is already caused by the neighbouring building to its south. When balanced against the amenity benefits for future occupiers and the improved articulation and surveillance that the balconies provide, there is a net benefit.
90. The balconies are 2.8m above ground level, which is more than an outstretched hand of a passer-by. It is considered unlikely, therefore, that the balconies present a security risk, particularly when the Police Crime Prevention Advisor did not raise objection. On this basis, the balconies are not viewed as an unacceptable impediment on the right of way, and does not prejudice the requirement for any post consent licences to be considered.

Crime Prevention

91. Paragraph 130 of the NPPF seeks to ensure developments that are safe, accessible, and inclusive. The application was consulted to the Crime Prevention Design Advisor at Thames Valley Police where the following comments were received:
- The area between The Old Forge and 47 Peach Street is ungated and could attract anti-social behaviour and access to the car park

- There are no access and intercom details
- There are no details of secure post/delivery system within a lobby
- There is a lack of surveillance in the car park with the boom gate being ineffective, some of the car spaces are unusable and the location of the disabled parking could leave users vulnerable
- Bike stores are open sided and susceptible to theft
- The bin store has double doors and no security measures are shown
- The fire stair may become usable on a regular basis given it allows access to the car park and to the rear and should be made less attractive for use

92. The above measures are considered fundamental to the application and are reasonable requirements. The issues are adequately addressed in details that form part of Condition 11.

Ecology

93. 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. A Preliminary Ecological Appraisal Report (Crestwood Environmental Ltd, dated 20 October 2020) was submitted with the application. It noted negligible potential for bat roosts within the existing building or potential for bird nesting because of the urban location with little to no vegetation. It did make recommendations for enhancements in the form of bird and bat boxes and the findings of the ecological report are concurred. These measures are outlined in Condition 15 and deemed acceptable.

Thames Basin Heaths Special Protection Area

94. Policy CP8 of the Core Strategy states that where development is likely to influence the Thames Basin Heaths Special Protection Area (TBH SPA), it is required to demonstrate that adequate measures to avoid and mitigate any potential adverse effects are delivered. The subject application includes a net increase of 24 dwellings on a site that is within the 5km zone of the TBH SPA. Policy CP8 states that where there is a net increase in dwellings within 5km of the SPA, an Appropriate Assessment is required to be undertaken. This assessment is attached and no objection is raised in relation to its conclusions.

95. Mitigation measures are outlined in a Section 106 agreement in the form of the provision of Suitable Alternative Natural Greenspace (SANG) at Rocks Nest Wood (recouped via the Community Infrastructure Levy) and an additional monetary contribution for ongoing monitoring (SAMM).

Employment Skills

96. Policy TB12 of the MDD Local Plan requires an employment skills plan (ESP) for this development. ESPs use the Construction Industry Training Board (CITB) benchmark based on the value of construction. This is calculated by multiplying the total floor space by £1025, which is the cost of construction per square metre as set out by Building Cost Information Service of RICS and the methodology as set out in the Council's Employment and Skills Guidance. In this case, it totals £1,597,975.

97. The ESP would require a total of three community skills support jobs and the creation of one job. If for any reason the applicant is unable to deliver the plan or elects to pay the contribution, the employment outcomes of the plan will be borne by the Council at a contribution of £3,750. This has been included as part of a legal agreement.

Building Sustainability

98. Policy CC04 of the MDD Local Plan and the Sustainable Design and Construction SPD require sustainable design and conservation and R21 of the Borough Design Guide SPD requires that new development contribute to environmental sustainability and the mitigation of climate change. Policy CC05 of the MDD Local Plan encourages renewable energy and decentralised energy networks, with encouragement of decentralised energy systems and a minimum 10% reduction in carbon emissions.
99. An Energy Strategy and Sustainability Statement (Method Consulting, dated December 2020) submitted with the previous scheme has not been included in the subject application. It included measures related to water, drainage, energy, and carbon emissions, including a 25 kWp PV array to generate at least 20,193 kWh/year, accounting for 10% of the total energy demand. However, this would no longer be relevant given the roof is intended as outdoor amenity space. A new Energy Strategy will be required in Condition 10.

Waste Storage

100. A bin store is in the rear carpark. It has a floor area of 40m², which is sufficient for the waste generation of 24 units. It includes two access points allowing for ease of storage for residents and for collection at the kerbside. On this basis, no objection is raised.

Flooding, Drainage and Utilities

101. The site and access thereto are located within Flood Zone 1 and the proposal represents no additional flood risk or vulnerability. Existing drainage arrangements will be utilised and there is no change to the extent of permeability across the site. The Council's Drainage Officer has reviewed the proposal and raises no objection subject to confirmation of these details in Condition 5.

Contamination

102. The site is listed as potentially contaminated on the Council's inventory. However, the works are almost entirely limited to the first-floor refurbishment and enlargement or relatively minor changes to the existing ground floor car park and right of way. As such, there are no realistic concerns with the proposed residential use. The Council's Environmental Health Officer is agreeable on this point.

Fallback option

103. Prior approval application 211977 involves the conversion of the office building to residential use for 27 units (five x studio units, 17 x 1 bed units and five x 2-bed units). This prior approval was raised as a fallback option by the applicant as an important consideration in reaching a balanced consideration regarding affordable

housing contributions. The Planning Statement notes that “*The use and operation is not an alternative, is residential, and differs only in the number of units proposed and presents a planning improvement over the fallback option*”.

104. The weight to be attached to a ‘fallback’ option has been defined by court cases including, inter alia, *Spackman v SOS & Thamesdown BC*, *Snowden v SOS & City of Bradford MC*, *Gwinnell v SOS & LB Islington* etc, *Simpson v SOS and Medway Council* and *R (on the application of Zurich Assurance Ltd (t/a Threadneedle Property Investments) v North Lincolnshire Council*.
105. This case law identifies that the weight to be attached to a fallback option increases with the likelihood of that scheme being implemented if an alternative option, requiring planning permission, is refused. In addition, it also identifies that any alternative application option should result in no greater harm, from a planning perspective, than would result from the implementation of the fallback alternative. A fallback position has two elements that need to be established before it can be brought into the evaluation and used to justify the grant of permission. The first is the nature and content of the alternative use or operation. The second is the degree of likelihood of the alternative being carried out.
106. The subject application allows for some measurable benefits over the prior approval – better dwelling mix, balconies to 50% of the units, some improved streetscape presentation with dormers, use of the listed building and a refurbished car park area with better functionality (but with a reduction in car parking). There is no real difference between the two schemes in terms of internal space standards. The provision of outdoor amenity space is recognised and supported as a benefit over the prior approval.
107. The prior approval was granted 13 July 2021. Under part O.2(2) of the GPDO, they would need to be completed by 13 July 2024. Whilst work has not commenced, the construction schedule for the subject application is estimated at 18 months. With pre construction activity, it remains feasible that the prior approval scheme could be delivered if the subject application was refused.
108. Whilst it is recognised that the balconies and dormers add architectural interest and articulation, the additions are minor in nature and do not provide any overwhelming benefit to the character of the building in the conservation area. The opening of the Old Forge is an additional benefit, but this can occur regardless of the residential development.
109. Significant weight would be applied if a policy compliant affordable housing scheme were delivered but some weight is still applied given a commuted sum has been agreed. No such provision would be available under the previously consented prior approval.
110. Based on the changes that have been made to the scheme since the refusal of application 203527, weight is now applied to the likelihood that the prior approval already approved would be implemented and this is a material consideration in the overall planning balance.

Community Infrastructure Levy

111. The application is not liable for CIL payments because of vacant building credits although final confirmation of this is undertaken in issuing the liability notice.

CONCLUSION

112. The most up to date Five Year Housing Land Supply Statement demonstrates the Council has a 5-year housing land supply. On 31 March 2021, the deliverable land supply was 5.1 years against the housing need of 768 additional homes per annum plus a 5% additional buffer. The most recent appeal decision for Wokingham Council identified that there would still be a five-year housing land supply (5.20 years) despite the downturns associated with the Covid-19 pandemic.
113. The development delivers a net increase of 24 dwellings, which brings economic growth, job creation and expenditure in the town center location although it is not as significant as a new build development as the envelope of the building is intact. The construction period is estimated at 18 months. The delivery of 24 dwellings weighs strongly in the economic factors such that the weight applied is significant.
114. There is a limited social impact, with some larger family type housing near services and facilities, including schools. It would appear that the development is not liable for CIL and there is a significant shortfall in the delivery of affordable housing. It attracts minor weight. There are also negligible environmental benefits, partly a result of the limitations imposed by the existing site constraints and its urban location. It is largely insignificant in the overall planning balance.
115. The previous application was refused primarily because of a failure to provide a policy compliant level of affordable housing. The subject application adds some social benefit to the scheme in the form of a commuted sum and this would increase its weight. However, there is now a valid fallback option that is relevant to the planning consideration where previously there was not. Matters of substandard amenity space have also been addressed in the subject scheme. These factors are such that when taking all matters into consideration, the planning balance now weighs in favour of the scheme, and approval is therefore recommended.

The Conservation of Habitats and Species Regulations 2017

Screening Assessment and Appropriate Assessment

In the light of the “Sweetman Judgement” (People Over Wind and Sweetman v Coillte Teoranta, April 2018), the comments below comprise an Appropriate Assessment which includes advice on necessary avoidance and mitigation measures which is consistent with the advice provided to the Planning Inspectorate on such matters.

Summary of Response

WBC, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. An Appropriate Assessment has been carried out which includes regard to mitigation requirements.

This site is located approximately 4.865km (measured from the access road to the application site) from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

On commencement of the proposed development, a contribution (calculated on a per-bedroom basis) is to be paid to Wokingham Borough Council (WBC) towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in WBC’s Infrastructure Delivery Contributions Supplementary Planning Document (SPD).

The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures.

The proposed development would result in a net increase of 10no 1-bedroom dwellings, 8no 2-bedroom dwellings and 4no 3-bedroom dwellings within 5km of the SPA which results in a total SANG contribution of £42,840.24.

The proposed development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which is also calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £13,240.00.

The total SPA related financial contribution for this proposal is £56,080.24. The applicant must agree to enter into a S106/s111 agreement to secure this contribution prior to occupation of each dwelling. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, policy CP8 of the Core Strategy, and the NPPF.

1. The Conservation of Habitats and Species Regulations (2017) as amended

In accordance with The Conservation of Habitats and Species Regulations (2017) as amended, Regulation 63, a competent authority (in this case Wokingham Borough Council

(WBC)), before deciding to undertake, or give any consent, permission, or other authorisation for, a plan or project which—

- a. is likely to have a significant effect on a European site...(either alone or in combination with other plans or projects), and
- b. is not directly connected with or necessary to the management of that site.

must make an appropriate assessment of the implications of the plan or project for that site in view of that site's conservation objectives.

A person applying for any such consent, permission or other authorisation must provide such information as WBC may reasonably require for the purposes of the assessment or to enable it to determine whether an appropriate assessment is required.

WBC must for the purposes of the assessment consult Natural England (NE) and have regard to any representations made by that body. It must also, if it considers it appropriate, take the opinion of the general public, and if it does so, it must take such steps for that purpose as it considers appropriate. In the light of the conclusions of the assessment, and subject to Regulation 64 (Considerations of overriding public interest), WBC may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site.

In considering whether a plan or project will adversely affect the integrity of the site, WBC must have regard to the manner in which it is proposed to be carried out or to any conditions or restrictions subject to which it proposes that the consent, permission or other authorisation should be given.

2. Stage 1 Screening for Likely Significant Effects

WBC accepts that this proposal is a 'plan or project' which is not directly connected with or necessary to the management of a European Site. The Thames Basin Heaths Special Protection Area (SPA) is a European designated site which affects the borough, and WBC must ensure that development does not result in an adverse impact on the SPA. The potential adverse effects on the integrity of the SPA include recreational activities from inside the SPA and air pollution from inside and outside the SPA.

At this stage WBC cannot rule out 'likely significance effects' on the SPA (alone or in combination with other plans or projects) because the proposal could undermine the Conservation Objectives of these sites. This is because the proposal lies within **5km** of the SPA and represents a net increase in dwellings within 400m - 5km of the Thames Basin Heaths Special Protection Area (SPA) which will lead to an increase in local population and a potential increase in recreational activity on the SPA.

As the 'likely significance effects' cannot be ruled out at this stage an Appropriate Assessment must be undertaken.

3. Stage 2 Appropriate Assessment

Based on the information proposed by the applicant, WBC must decide whether or not an adverse effect on site integrity (alone or in combination with other plans or projects) can be ruled out. Mitigation may be able to be provided so that the proposal is altered to avoid or reduce impacts.

The following policies and guidance set out WBC's approach to relevant avoidance and mitigation measures which have been agreed with Natural England. For the majority of housing developments this will comprise the provision of (or contribution towards) Suitable Alternative Natural Greenspace (SANG) and a contribution towards the Strategic Access Management and Monitoring (SAMM) Project. The financial contributions towards SANG would be either through an obligation in a s106 agreement that requires WBC to allocate an appropriate amount of the development CIL receipt towards the provision of SANG, or through an obligation in an agreement under s111 of the Local Government Act, that requires the developer to make an appropriate financial contribution towards the provision of SANG (to be used in the event that the developer successfully seeks CIL relief). Developers will be required to secure an appropriate financial contribution to the SAMM project through an obligation in a s106 agreement.

For SDL development (and occasionally some other larger non-SDL developments) within 5km of the SPA, SANG is required at a minimum of 8 ha per 1,000 new residents, constructed and delivered to Natural England's quality and quantity standards and a contribution towards pan SPA access management and monitoring (as advised by the Thames Basin Heaths Joint Strategic Partnership Board). For SDL development (and occasionally some other larger non-SDL developments) between 5 and 7km, the proposals will need to be individually assessed but it is likely that SANG will be required on site in line with Natural England's quality and quantity standards, although the exact requirement will be agreed having regard to evidence supplied.

a. Policies and Guidance

For this proposal the following guidance and policies apply:

- South East Plan (May 2009) Policy NRM6 (Thames Basin Heaths Special Protection Area)
<http://webarchive.nationalarchives.gov.uk/20100528160926/http://www.gos.gov.uk/gose/planning/regionalPlanning/815640/>
- Wokingham Borough Core Strategy (2010) Policy CP8 (Thames Basin Heaths Special Protection Area) sets out the approach WBC will take in order to protect the TBH SPA
<https://www.wokingham.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=268860>
- Wokingham Borough Core Strategy (2010) Policy CP7 (Biodiversity) sets out the approach WBC will take in order to protect national and international nature conservation sites
<https://www.wokingham.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=268860>
- Wokingham Borough Managing Development Delivery Local Plan (2014) Policy TB23 (Biodiversity and Development)
<https://www.wokingham.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=269993>
- Infrastructure Delivery and Contributions SPD (2011)
<http://www.wokingham.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=193415>

The project as proposed would not adversely impact on the integrity of the SPA if avoidance and mitigation measures are provided as stipulated by these policies and guidance.

b. SPA Avoidance and Mitigation Measures

i) The provision of Suitable Alternative Natural Greenspace (SANG) and its ongoing maintenance in perpetuity.

In accordance with the development plan, the proposed development will be required to provide alternative land to attract new residents away from the SPA. The term given to this alternative land is Suitable Alternative Natural Greenspace (SANG).

As this development is not part of an SDL, the developer may make a payment contribution towards strategic SANGs in line with schedule below (most likely this will be at Rooks Nest Wood SANG although it is subject to SANGs capacity in the right location within Wokingham borough). An occupation restriction will be included in the Section 106 Agreement in order to ensure that the contribution has been made prior to occupation of the dwellings. This gives the certainty required to satisfy the Habitats Regulations in accordance with South East Plan Policy NRM6 (iii) and Core Strategy Policy CP8

The development will result in a net increase of 24 no dwellings. Depending on the dwelling mix, the level of SANG payments are set out as follows:

No. of bedrooms	SANG Contribution	Aggregate Contribution
1 bedroom	£1,567.98	£15,679.80
2 bedrooms	£2,049.59	£16,396.72
3 bedrooms	£2,690.93	£10,763.72
Total SANG Contribution		£42,840.24

ii. Strategic Access Management and Monitoring (SAMM) Contribution

The proposed development will also be required to make a contribution towards Strategic Access Management and Monitoring (SAMM). This project funds strategic visitor access management measures on the SPA to mitigate the effects of new development on it.

From 1st April 2021 SAMM contributions have been updated across the 11 Local Authorities affected by the Thames Basin Heaths Special Protection Area. Following engagement with Natural England, the Joint Strategic Partnership Board agreed this change is necessary to ensure sufficient income is raised to cover the costs of the SAMM project in perpetuity. Without this change the SAMM project would be at risk of being unable to deliver the objectives of the SAMM project, and therefore secure positive outcomes for the SPA

The level of contributions are calculated on a per bedroom basis. The application for this development is for 24 dwellings. Depending on the dwelling mix, the level of SAMM payments are calculated as follows:

No. of bedrooms	SAMM Contribution	Aggregate Contribution
1 bedroom	£464.00	£4,640.00
2 bedrooms	£646.00	£5,168.00
3 bedrooms	£858.00	£3,432.00
Total SAMM Contribution		£13,240.00

Prior to the permission being granted the applicant must enter into a Section 106 Agreement based upon the above measures.

4. Conclusion

An Appropriate Assessment has been carried out for this development in accordance with the Habitats Regulations 2017. Without any appropriate avoidance and mitigation measures the Appropriate Assessment concludes that the development is likely to have a significant effect upon the integrity of the SPA with the result that WBC would be required to refuse a planning application.

Provided that the applicant is prepared to make a financial contribution (see above) towards the costs of SPA avoidance and mitigation measures, the application will be in accordance with the SPA mitigation requirements as set out in the relevant policies above.

WBC is convinced, following consultation with Natural England, that the above measures will prevent an adverse effect on the integrity of the SPA. Pursuant to Article 6(3) of the Habitats Directive (Council Directive 92/43/EEC) and Regulation 63(5) of the Conservation of Habitats and Species Regulations (2017) as amended, and permission may be granted.

In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority (LPA), the LPA is unable to satisfy itself that the proposals include adequate mitigation measures to prevent the proposed development from having an adverse effect on the integrity of the Thames Basin Heaths SPA, in line with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 as amended and Article 6(3) of Directive 92/43/EEC. The proposal would be contrary to Policy NRM6 of the South East Plan, Policies CP8 and CP4 of the Core Strategy.

Date: 30 March 2022

Signed: Simon Taylor

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PLANNING REF : 214184
PROPERTY ADDRESS : Town Hall Market Place
: Wokingham
: RG40 1AS
SUBMITTED BY : The Wokingham Town Council P&T Committee
DATE SUBMITTED : 02/02/2022

COMMENTS:

The Committee were concerned at the amount and size of bins being allocated. Is there an explanation for this?

There are disabled parking bays provided but as the residential units are on 1st and 2nd floor how do disabled people access with a lift?

The committee object as there is no lift provided.

CP3 General Principles for development b) functional, accessible, safe, secure.

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Agenda Item 93.

Application Number	Expiry Date	Parish	Ward
220228	15/04/2022	Wokingham	Wescott

Applicant	Mr Ian Scott
Site Address	27 Easthampstead Road, Wokingham, RG40 2EH
Proposal	Application to vary condition 2 of planning consent 203223 for the proposed erection of 1 no. five bedroom dwelling, following demolition of existing dwelling. Condition 2 refers to the approved details and the variation is to lower the approved site levels and lower approved drainage cover levels (Retrospective)
Type	Section 73 variation/removal of condition application
Officer	Adriana Gonzalez
Reason for determination by committee	The application has been listed by Ward Member Councillor Maria Gee on the following grounds: <ul style="list-style-type: none"> - Adverse effect on the street scene - Adverse effect on vegetation

FOR CONSIDERATION BY	Planning Committee on Wednesday, 13 April 2022
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The application is before Committee as it has been listed by the Borough Councillor for Wescott area.</p> <p>The site is located on Easthampstead Road, adjacent to, but outside of Wokingham Town Centre Conservation Area. The original application (203223) was for a replacement two storey detached dwelling following the demolition of the existing dwelling on site. The scheme was granted with relevant conditions, and this approved development is now nearing completion.</p> <p>The current application proposes to retrospectively vary condition 2 (approved details) to lower the site levels and drainage cover levels. The level change is approximately 225mm down at the front of the house and 450mm down at the back of the patio, since the ground rises gradually front to back of the plot.</p> <p>The report concludes that no part of the development as varied results in any harmful impact on the character of the area, amenity of neighbouring occupiers, drainage, highway safety or landscaping. Paragraphs 1-20 provide further details to these material considerations. It is recommended that this application submitted under S.73 of the Town and Country Planning Act 1990 (as amended) is approved as it accords with the NPPF and Wokingham Development Plan Policies.</p>

PLANNING STATUS
<ul style="list-style-type: none"> • Major development location – Wokingham • Adjoining Wokingham Town Conservation Area • Water Utility Consultation Zones • Contaminated Land Consultation Zone • District Town and Local Centres • Replacement Mineral Local Plan

- Thames Basin Heaths SPA Mitigation Zones – 5Km
- Green Routes and Riverside Paths Consultation Zone
- Archaeological Sites Consultation Zone

RECOMMENDATION

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

Conditions:

Condition 2 varied to read as follows:

2. **Approved details** – This permission is in respect of the submitted application plans and drawings numbered S-2466 received by the local planning authority on 23/11/2020; MAP/C3799/001 C; MAP/C3799/211 C & MAP/C3799/221 C received by the local planning authority on 22/01/2021 (in respect of planning application 203223), and MAP/C3799/002; MAP/C3799/051 A; MAP/C3799/208 D & MAP/C3799/210 E received by the local planning authority on 26/01/2022 (in respect of planning application 220228). The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

All other conditions of planning permission 203223 apply to this planning permission, except where updated to reflect any subsequent discharge or commencement of development viz:

1. **Timescale** - The development hereby permitted shall be begun before the expiration of three years from the date of the original permission 203223 (12 February 2021).

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. See above

3. **External materials** - The materials to be used in the construction of the external surfaces of the building shall be as approved under discharge of condition application Ref. 212275. Development shall not be carried out other than in accordance with the so-approved details.

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

4. **Protection of trees** - a) The development shall be implemented fully in accordance with the Arboricultural Method Statement (Heritage Tree Services Ltd, dated June 2021) and Tree Protection Plan (HTS-TPP-02B) submitted under discharge of condition application Ref. 212284. 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. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

5. **Landscaping** - The development shall be implemented fully in accordance with the details of both hard and soft landscape proposals submitted under discharge of condition application Ref. 212627. 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).

6. **Drainage details** - The development shall be implemented fully in accordance with the drainage details for the site submitted under application Ref. 212627. No development or other operations shall take place except in complete accordance with these details.

Reason: 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.

7. **Parking to be provided** - No part of any building 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.

8. **Access surfacing** - 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 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.

9. **Access to be widened** - The development shall not be occupied until the vehicular access from the highway has been increased to a width of 4.5 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.

10. **Cycle parking to be provided** - 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.

11. **Garage to be retained as such** - 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), the garage accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space. The garage doors shall be fitted with roller shutter doors to have enough room on the driveway to park a vehicle and be able to open and shut the garage doors.

Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

12. **Obscure glazing** - The ensuite and bathroom windows at first floor and second floor in the south-east 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.

13. **Restriction of permitted development rights** - 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 south-east side elevation 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 development accords with the policies contained within the adopted development plan and there are no material considerations which warrant a different decision being taken.
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. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.
4. 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. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

PLANNING HISTORY		
Application Number	Proposal	Decision
212275	Application for submission of details to comply with the following condition of planning consent 203223 dated 12/02/2021. Condition 3. External Materials	Condition discharged 06/09/2021
212627	Application for submission of details to comply with the following condition of planning consent 203223 dated 12/02/2021. Condition 5. Landscaping.	Conditions discharged 25/08/2021

	Condition 6. Drainage Details	
212284	Application for submission of details to comply with the following condition of planning consent 203223 dated 12.02.2021. Condition 4. Protection of Trees	Condition discharged 20/08/2021
203223	Full application for the proposed erection of 1no five bedroom dwelling, following demolition of existing dwelling	Approved 12/02/2021
191337	Householder application for proposed erection of single storey rear extension, first floor side extension, loft conversion to provide habitable accommodation plus front facing dormer window and 3no rear roof lights, removal of existing chimneys, changes to fenestration and internal alterations	Approved 03/07/2019

SUMMARY INFORMATION	
For Residential	
Site Area	353sqm
Existing Use	Single residential dwelling (C3) use
Proposed Use	Single residential dwelling (C3) use
Existing parking spaces	2 (including garage)
Proposed parking spaces	3 (including garage)

CONSULTATION RESPONSES	
WBC Highways	No objections
WBC Trees and Landscape	No objections
WBC Drainage	No objections

REPRESENTATIONS
Town/Parish Council: No comments received.
Local Members: Objection from Councillor Maria Gee on the following grounds: <ul style="list-style-type: none"> - Requirement for a Party Wall Agreement due to proximity of development to side boundaries. <i>(This is not a material planning consideration. The Council will not get involved in boundary disputes and this is solely a matter for private landowners to resolve.)</i> - Parking of delivery vehicles in controlled areas causing safety concerns. <i>(This is not a material planning consideration.)</i> - Apple tree removed from the rear garden should be replaced and landscaping plan amended. <i>(see Para 15-16)</i> - Street scene adversely affected by the change in site levels. <i>(see Para 6-9)</i> - Widening of access appears to conflict with crossover policy where new access must not be next to zig zags. <i>(see Para 12-13)</i>
Neighbours: Objections received from the occupants of nos. 29 Easthampstead Road and no. 14 Erica Drive on the following grounds:

- Impact on street scene/visual appearance adjacent to a conservation area. (see *Para 6-9*)
- Lowering of levels may cause risk of subsidence to adjoining properties. (*Not a material planning consideration*)
- Building works on site continue without planning approval for the new changes. (*Applicant has been notified this is at their own risk.*)
- Impact of engineering works on neighbouring properties. (*Not a material planning consideration*)
- Impact on drainage and damp from neighbouring land. (see *Para 17-18*)
- Landscaping plan appears incomplete; should include replacement of any trees/hedges that have been removed or damaged. (see *Para 15-16*)
- Application does not address all areas of the material breach of planning. (See *description of proposal above*)
- Incorrect measurements stated within the application; drop in level more than stated 225mm. (*Case officer measured site levels on site and these match with those shown on submitted plans*)
- Highway safety and traffic impact during construction. (*Not a material planning consideration*)
- Driveway access has been widened for increased traffic without seeking Highways Authority authorisation. (see *Para 12-13 and Informative 2*)
- Impact on trees. (see *Para 14-16*)
- No notification to neighbours ahead excavation and starting of works on site. (*Not a material planning consideration*)
- No party wall agreement thought with the adjoining neighbours. (*Not a material planning consideration*)
- No Site Notice displayed. (*Site visit confirmed Site Notice displayed on lamppost outside the property. Council records show all relevant neighbours have been consulted for this application, in accordance with the Council's Statutory Requirements. Notification Letters were sent on 28 January 2022.*)
- Impact of unsupported land to no. 29; requirement for a retaining wall between properties. (*Not a material planning consideration*)
- Foundations for new house closer to no. 29 than expected at around 3m from side wall. (*Construction details are not a material planning consideration*)
- No 29. Property cannot be sold in its current state. (*Not a material planning consideration*)
- Unnecessary stress caused to neighbours due to potential slippage of land. (*Not a material planning consideration*)
- Applicant should place solar panels on their roof to offset environmental impact of new development. (*Not relevant to this application*)
- Cars cannot safely enter and exit the property without reversing onto or off the junction and onto or off the zig-zags for a pedestrian crossing. (see *Para 12-13*)

A letter received from Mr Geoff Hislop from WBC stating they are not aware of any party wall agreement with the Council with the development so close to the Council's public car park. (*The development is entirely within the curtilage of the application site, and the matter of Party Wall Agreement is not a material planning consideration.*)

A letter of support received from the occupant of no. 42 Easthampstead Road. Refers to overall improvement of the site.

Rebuttal letters received from the applicant and agent for the application in response to objections raised.

APPLICANTS POINTS
<ul style="list-style-type: none"> • The retrospective variation in site levels do not result in any negative impact on the street scene. • Proposed house retains the same footprint, volume and location described on the originally approved drawings. • Local flooding concerns are not compromised and approved drainage scheme is not affected. • No change in area or volume from previously approved, therefore CIL calculation unaffected.

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
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
	CC10	Sustainable Drainage
	TB07	Internal Space Standards
	TB21	Landscape Character
	TB23	Biodiversity and Development
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide
		CIL Guidance
		Sustainable Design and Construction Supplementary Planning Document

PLANNING ISSUES
Description of Development:

1. The original dwelling on site has been demolished and replaced with a new two storey detached dwelling under recent planning permission ref. 203223. The officer site visit confirmed that the development is nearly completed. The application is to retrospectively vary condition 2 of planning consent 203223 to lower the approved site levels including drainage cover levels. The level change is approximately 225mm down at the front of the house and 450mm down at the back of the patio, since the ground rises gradually front to back of the plot.

Principle of Development:

2. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
3. The site is located within a major development location and as such, the development should be acceptable providing that it complies with the principles stated in the Core Strategy and MDD Local Plan. The principle of a replacement dwelling on this location has been already established and found acceptable under application 203223. The matters for which this variation application relate are not considered to alter this position.

Character of the Area:

4. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high quality design. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area and P2 seeks to ensure that parking is provided in a manner that is compatible with the local character.
5. The site lies outside of, but faces the Wokingham Town Centre Conservation Area, the boundary of which is on the side of Easthampstead Road opposite the application site. The character along this road is fairly mixed with detached, semi-detached and terraced properties. Whilst gaps between buildings are varied, these are still a predominant feature within the street, and there is a distinctive building line which is perceived on both sides of Easthampstead Road.
6. The application seeks to retrospectively approve alterations that were made to the development during construction works, specifically the lowering of the approved site levels and approved drainage cover levels. The supporting Planning Statement refers that this was done so that the maximum ridge height of the dwelling would not exceed the maximum ridge height of the adjoining property no. 29 Easthampstead Road. An error was noted in the original survey data whereby the dimension from the ridge to existing floor was incorrectly stated on the drawings approved under application 203223.
7. The proposed variation in site levels has not resulted in any discernible or detrimental change to the visual character and appearance of the street scene and

local area. Furthermore, there has been no alterations to the originally approved replacement dwelling in terms of footprint, mass, scale and overall design. As demonstrated in the submitted street scene drawing and confirmed during the site visit, the maximum ridge height of the new dwelling remains commensurate to that of nearby properties along Easthampstead Road including adjoining no. 29, and the building maintains the same building line and adequate separation distances from its site boundaries to the south-east side and rear, thus retaining the characteristic gap and sense of openness between buildings as determined under 203223.

8. Responding to third party concern, the difference in site levels has resulted in an altered scheme compared to that previously approved under application 203223; however, the variation has not resulted in any harmful change to the established pattern of development and rhythm of the street, which is already very diverse, composed of dwellings of different styles and proportions. Moreover, with the use of gable elements as features of the front elevation and red brick as external material, the dwelling reflects the local context including properties within the Conservation Area.
9. Considering all the above points, the development as varied is not visually harmful within the context of the wider street scene or immediate neighbouring properties, and accords with national and local planning policies. The proposed variation to the approved plans is therefore acceptable.

Housing Amenity:

10. Policy TB07 of the MDD Local Plan and R17 of the Borough Design Guide require adequate internal space to ensure the layout and size achieves good internal amenity. R16 of the Borough Design Guide SPD requires a minimum depth of 11 metres for rear gardens and 1 metre setback from the site boundaries. The internal living space remains unchanged in accordance with the aforementioned standards, and the rear garden with circa 15.8m continues to be sufficient for future occupants to enjoy of ample outdoor amenity space. No objections are therefore raised in this regard.

Neighbouring Amenity:

11. R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms, with separation of 10m to the street and 22m to the rear. No changes have occurred to the location of windows and separation distances between adjoining properties. Whilst the lowering of the site levels has resulted in the windows on the side elevations being at a marginally lower level than those on the side elevation of no. 29 Easthampstead Road, the new dwelling has retained a 1m separation from the shared side boundary in accordance with the Borough Design Guide, and in any case all the windows serve non-habitable rooms, so that no loss of privacy will result upon no. 29's private residential amenities.

Highway Access and Parking Provision:

12. The variation of the site levels does not represent alterations to the parking arrangement on site approved under planning permission 203223, which allows for 3no. parking spaces on site including the garage, secured by conditions (7) and

(11). The site visit confirmed that cycle parking is also available on a secured storage shed to the rear of the site as required by condition (10). The WBC Highways Officer has raised no objections to the development on these grounds.

13. With regard to the third-party concerns raised in relation to the widening of the access, it is noted that this is a requirement of the extant permission 203223 (condition 9). It is also noted that the improved access point is on the same location as the original vehicular access to the site. The WBC Highways Officer has indicated that whilst the access has been widened in accordance with condition 9, the existing dropped crossing has not been altered. The wider access will result in an easier and quicker way for occupants of the new dwelling to manoeuvre in and out of the site, which can only improve highway safety. On this basis, no objections are raised in this regard.

Trees and Landscape:

14. There are no protected trees on site or adjacent to it. The extant planning permission ref. 203223 for the replacement dwelling included planning pre-commencement conditions for the protection and retention of trees on/adjacent to the site, and to secure full details of both hard and soft landscape proposals (conditions 4 and 5 respectively). It is noted that these details were subsequently submitted under a discharge of conditions applications 212284 & 212627, and have been already agreed by the local planning authority. The WBC Trees and Landscape Officer has raised no objections to the variation to condition 2 in terms of landscape elements.
15. It is noted the objections received which relates to the removal of an apple tree from the rear garden of the application site. However, the Council's inventory does not record that this tree was protected under a TPO. It is also noted that given its small scale the tree was not visible from the street scene (Figure 1). The development has retained all trees and landscape features of importance within or adjacent the site (in accordance with condition 4) including those towards the north-west side adjacent the car park, which contribute to the setting of the site and character of Easthampstead Road as a Green Route Enhancement Area.
16. On this basis, the removal of the apple tree does not result in any detriment to visual amenity and on this basis there is no requirement for an amended landscaping scheme. Landscaping details are secured via condition 5.



Figure 1: Apple tree in the rear garden

Flooding and Drainage:

17. The site and access thereto is located within Flood Zone 1 and the proposal represents no additional flood risk or vulnerability. It is noted that the drainage details were submitted and subsequently found acceptable by the local planning authority under discharge of condition application 212627.
18. The proposed variation to the drainage cover levels as a result of the changes in site levels does not have any harmful impact in terms of flood risk or surface water runoff as drainage design has remained the same as previously approved under discharge of conditions application 212627. The WBC Drainage Officer has raised no objection to the development as varied.

Thames Basin Heaths Special Protection Area:

19. Despite its location within 5km of the TBH SPA, the application does not involve a net increase in dwellings on site such that no objection is raised and there is no further requirements placed on the development.

Community Infrastructure Levy (CIL):

20. The application is liable for CIL payments because it involves additional floor area in excess of 100m². It is payable at £365/m² index linked.

The Public Sector Equality Duty (Equality Act 2010)

In determining this application, the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.

CONCLUSION

21. This variation to condition 2 of permission 203223 does not involve any harmful changes to the overall built form of the dwelling. The changes to the scheme in terms of site levels and drainage cover levels is considered acceptable on the streetscape, neighbour amenity, as well as highways safety and landscaping. It is therefore recommended that this application to vary condition 2 is approved subject to the above amended conditions, as it accords with the NPPF and development plan policies for Wokingham Borough.

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Rev	Date	By	Description
C	22.01.2021	JMR	Planning issue
B	19.01.2021	JMR	Red site ownership/boundary lines amended to following existing property
A	19.11.2020	JMR	Planning issue
0	16.11.2020	JMR	First issue



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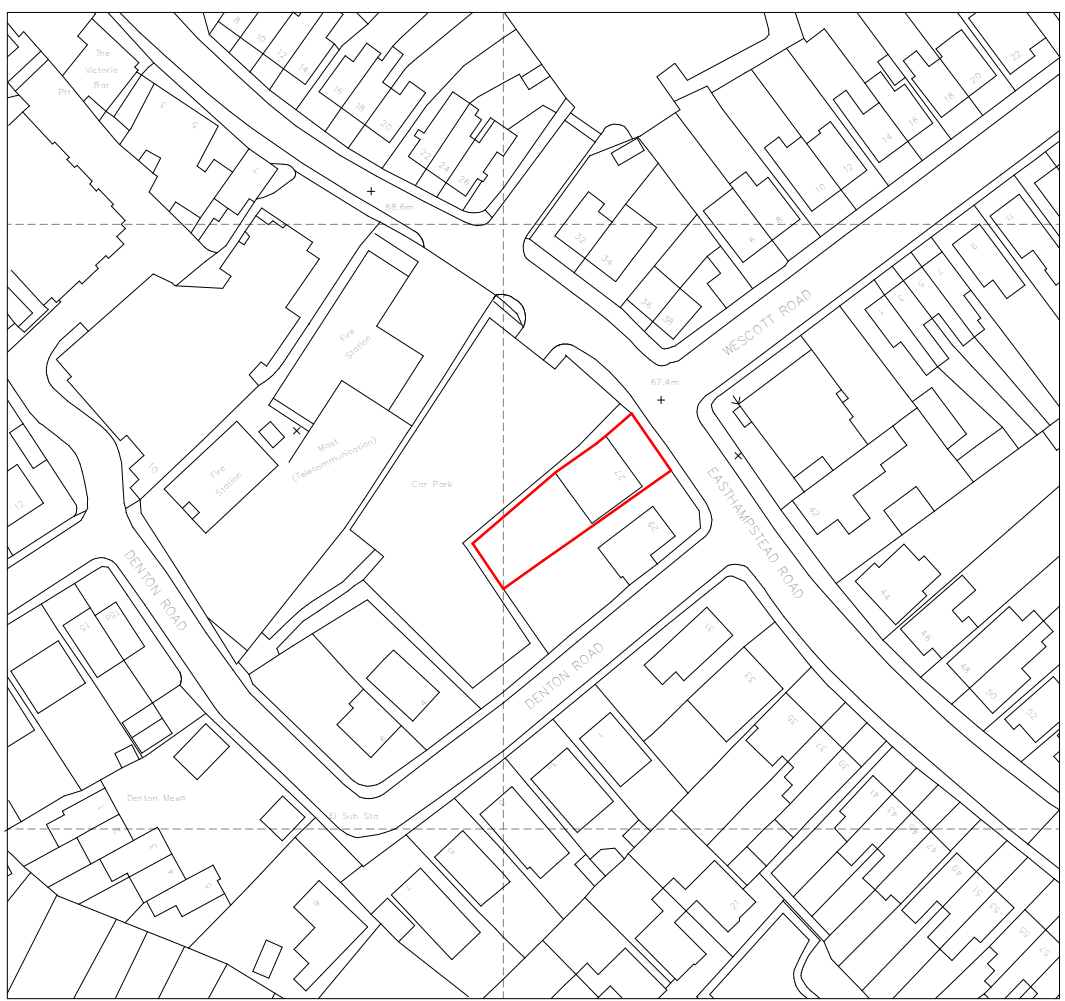
Project
27 Easthampstead Road, Wokingham. RG40 2EH -

Client
Mr. & Mrs. Scott

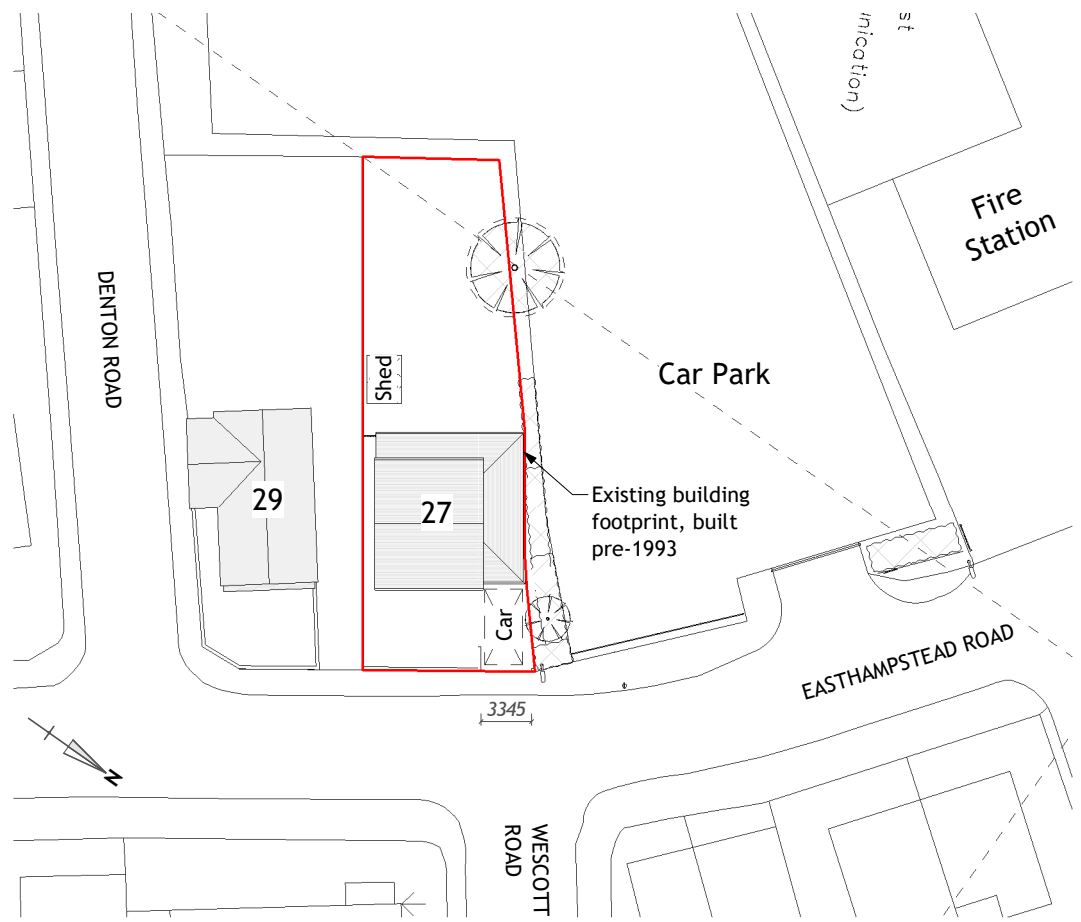
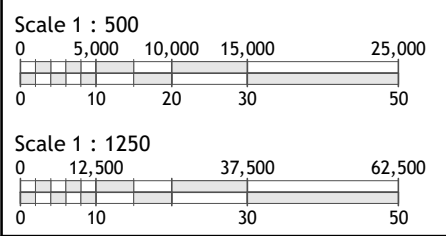
Sheet Title
Plans - Location & Site - Existing & Proposed GA

Sheet Ref.	MAP/C3799/001	Rev.	C
Project Ref.	C3799	Date	22.01.2021
Drawn by	JMR	Checked by	JMR
Scale	As indicated	Sheet Size	A3

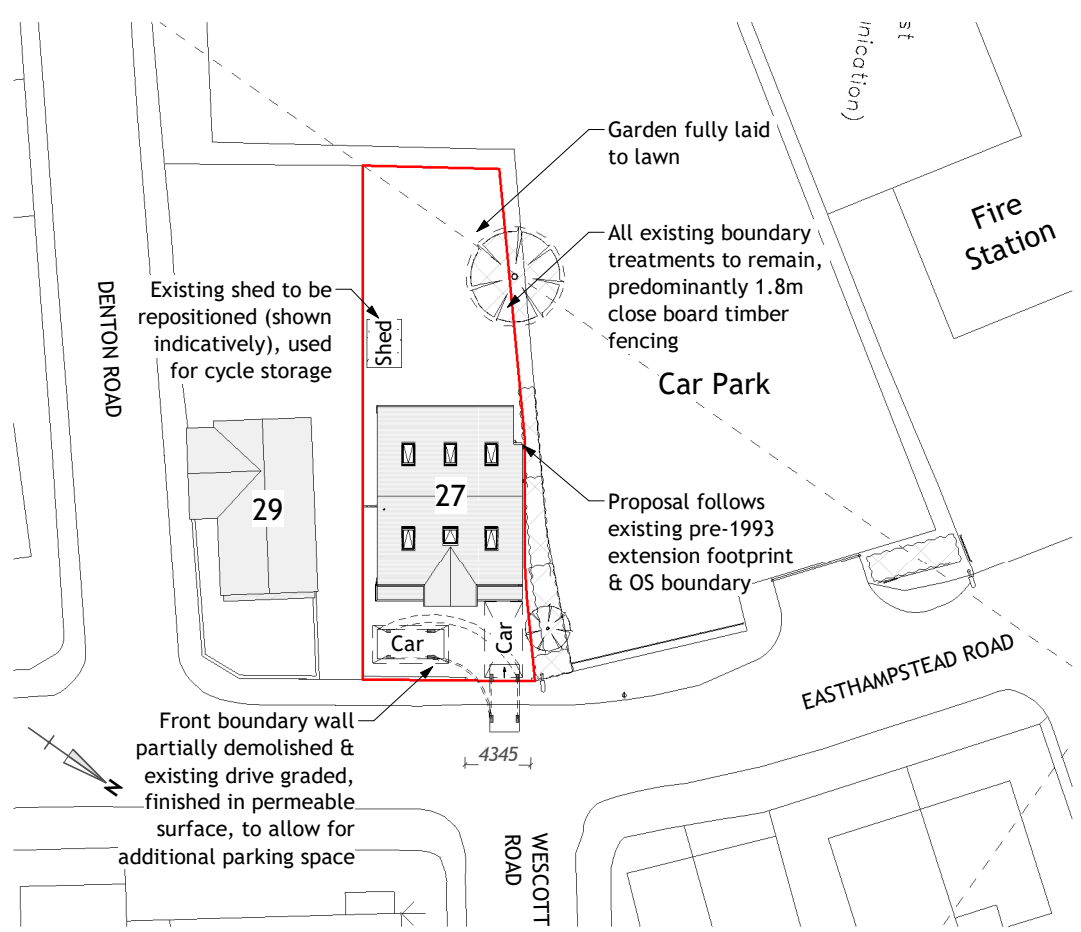
69



Location Plan
 Scale 1 : 1250



Existing GA Site Level Plan
 Scale 1 : 500



Proposed GA Site Level Plan
 Scale 1 : 500

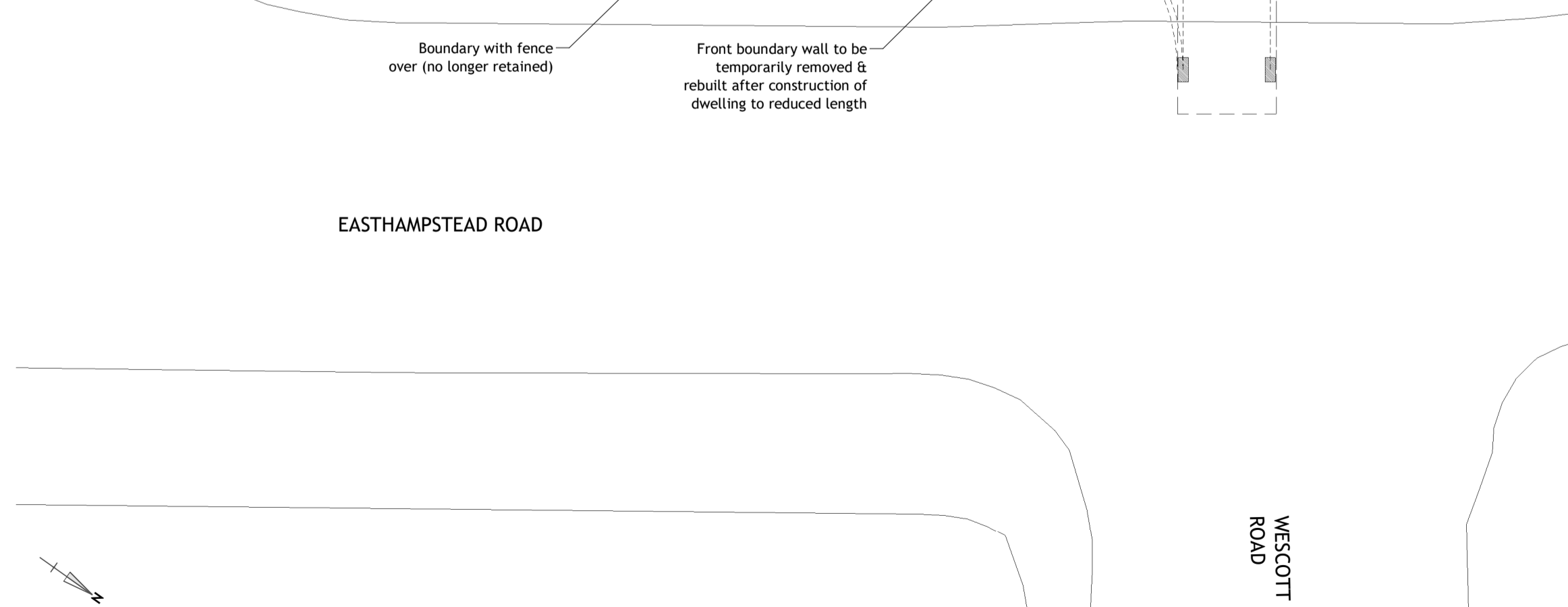
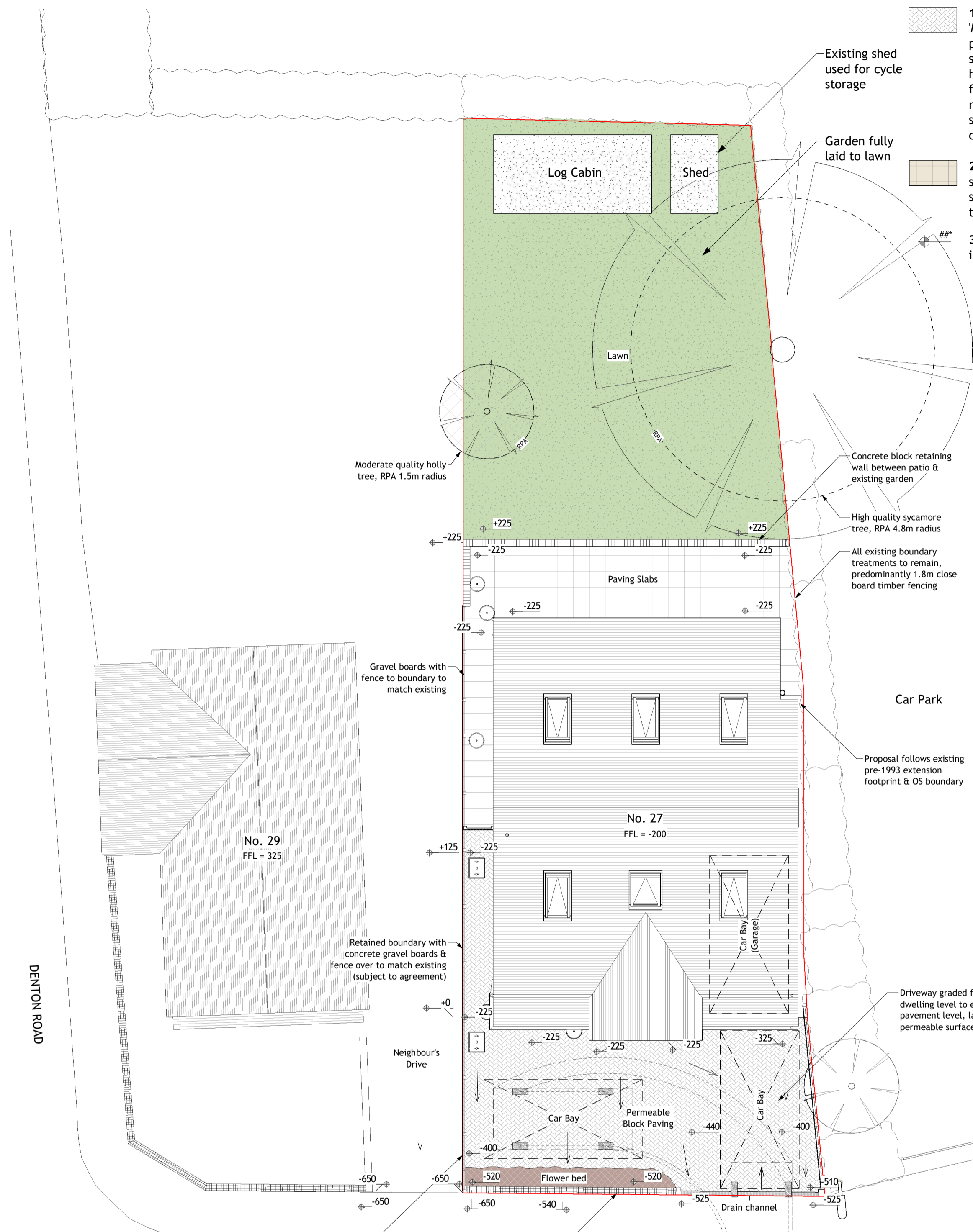
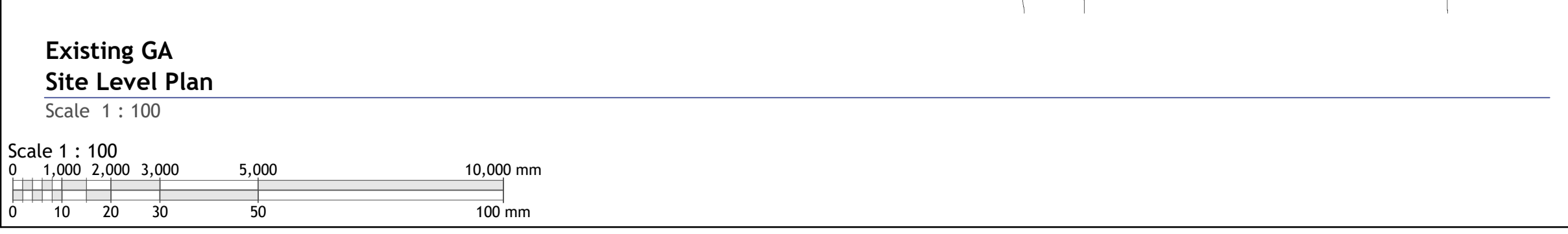
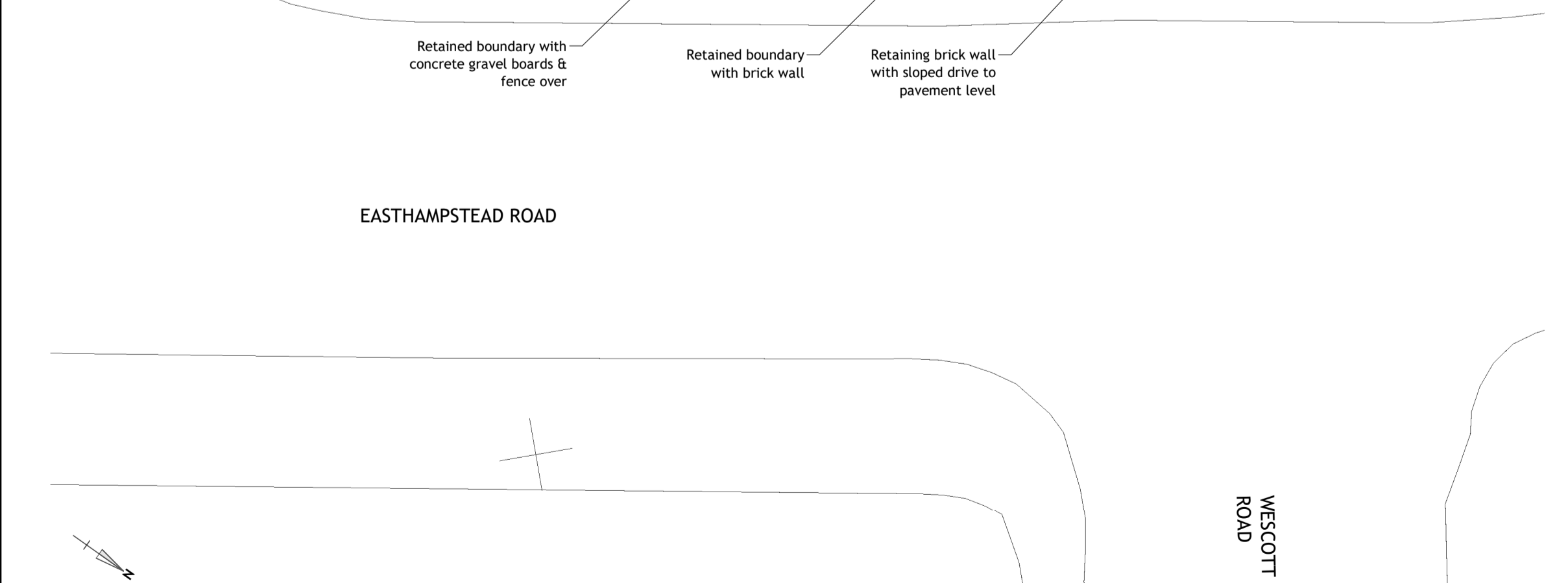
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Sheet Legend

- 1. **Permeable Block Paving:** 'Marshalls Piora' permeable block paving unit size: 200x100x80mm or similar approved. Paving laid in herringbone pattern, 6mm joints filled with open graded crushed rock. Boundary to be edged with a single line of block in running course
- 2. **Patio Slabs:** Textured paving slabs (style and colour to client's specification) sloping away from the house
- 3. **Levels:** site levels shown indicatively only



Rev	Date	By	Description
A	26.01.2022	JMR	Planning amendment - site levels amended & trees added
0	22.07.2021	FM	First issue

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Project
27 Easthampstead Road, Wokingham. RG40 2EH -

Client
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Sheet Title
Plans - Site - Existing & Proposed GA (With Levels)

Sheet Ref.	MAP/C3799/051	Rev.	A
Project Ref.	C3799	Date	26.01.2022
Drawn by	FM	Checked by	JMR
Scale	1 : 100	Sheet Size	A1

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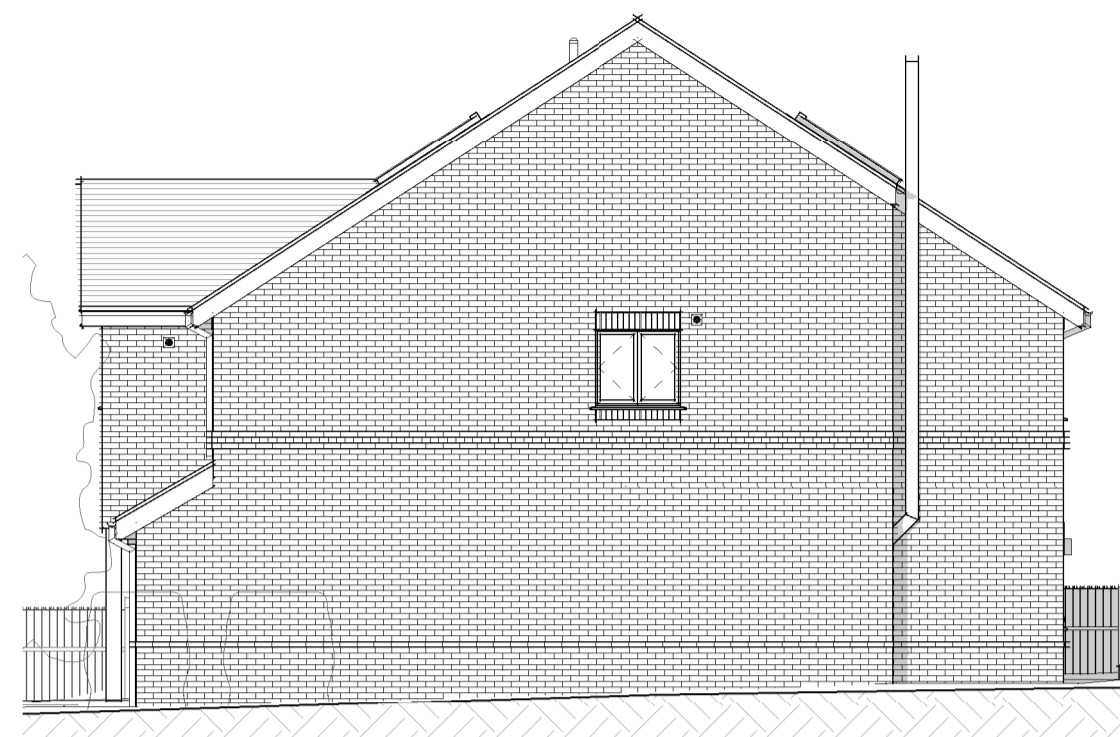
Finishes & Materials

Ref.	Description
01	walls - external brick finish, stretcher bond, to match existing colour
02	walls - external brick soldier course, brick to match wall
03	walls - feature projecting string course, brick to match wall
04	external windows - white PVC, double glazed
05	external windows - rooflight, double glazed
06	external doors - white PVC, double glazed
07	entrance - oak framed, double glazed
08	entrance - treated oak timber post
09	gallows bracket - treated oak timber bracket, style to Specialist's design
10	gable feature - treated oak timber, style to Specialist's design
11	pitched roofs - plain tiles, style & colour to match existing
12	fascias/soffits - white PVC to match existing neighbour
13	rainwater goods - black PVC, size & style to match existing



Proposed GA North-East Elevation

Scale 1 : 100



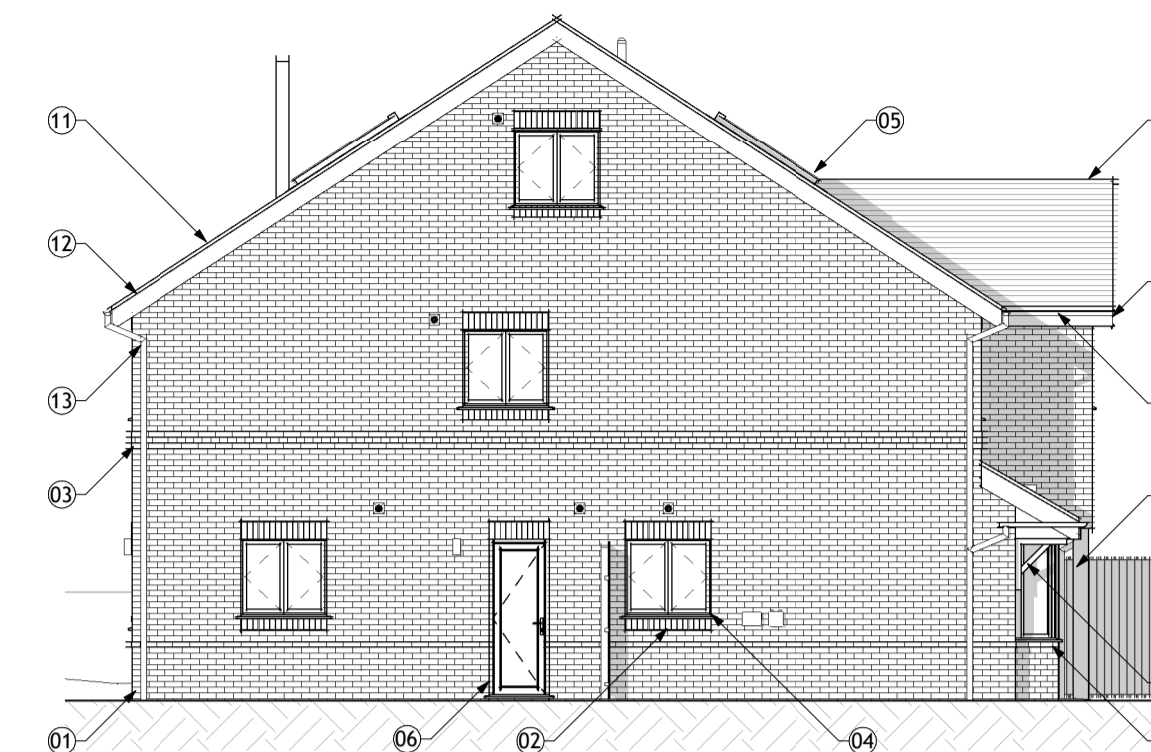
Proposed GA North-West Elevation

Scale 1 : 100



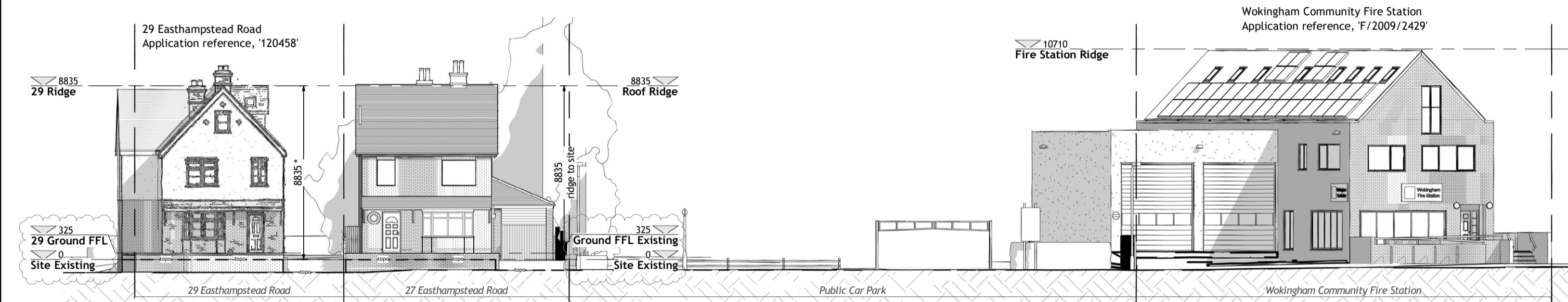
Proposed GA South-West Elevation

Scale 1 : 100



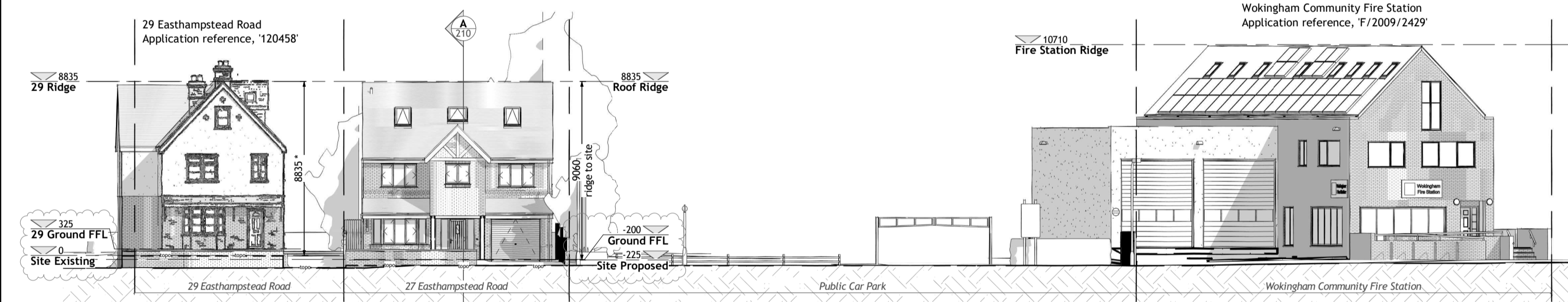
Proposed GA South-East Elevation

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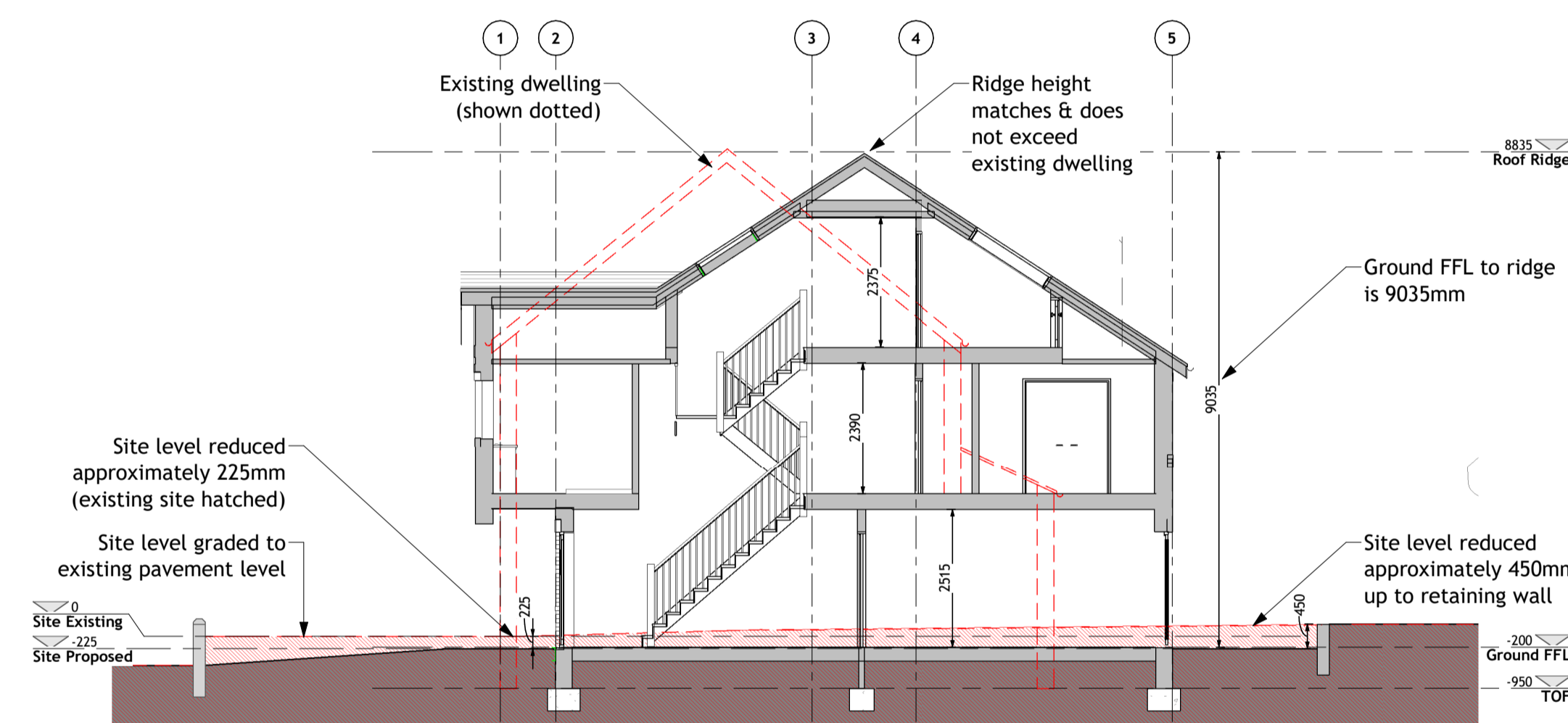
Existing GA Indicative Street Scene

Scale 1 : 200



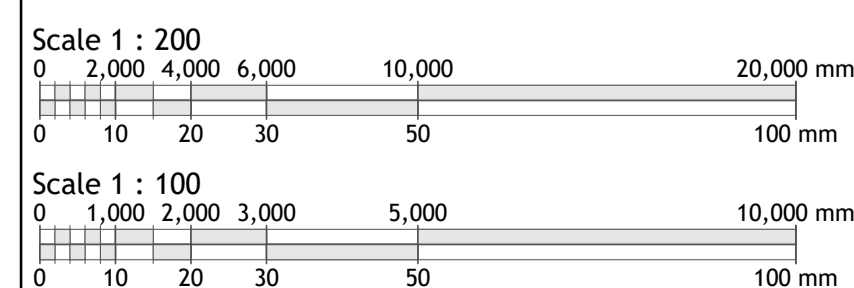
Proposed GA Indicative Street Scene

Scale 1 : 200



Proposed GA Section A-A - Building Levels

Scale 1 : 100



Rev	Date	By	Description
E	26.01.2022	JMR	Planning amendment - datum related to existing ground
D	01.12.2021	JMR	Neighbour 29 & existing building height amended, existing street scene added
C	29.03.2021	FM	Porch timbers details added; mechanical ventilation added
B	04.12.2020	JMR	View scale amended
A	19.11.2020	JMR	Planning issue
0	16.11.2020	JMR	First issue



Project
27 Easthampstead Road,
Wokingham. RG40 2EH -

Client
Mr. & Mrs. Scott

Sheet Title
Elevations, Indicative Street Scene & 3D Views - Proposed GA

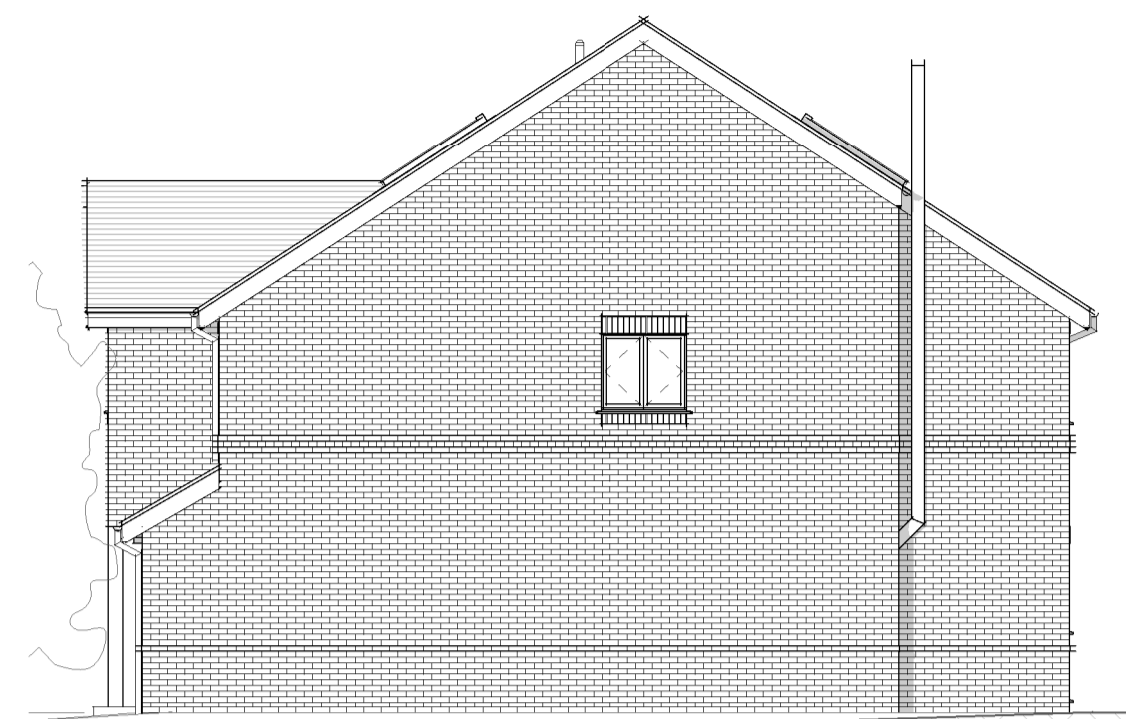
Sheet Ref.	MAP/C3799/210	Rev.	E
Project Ref.	C3799	Date	26.01.2022
Drawn by	JMR	Checked by	JMR
Scale	As indicated	Sheet Size	A1

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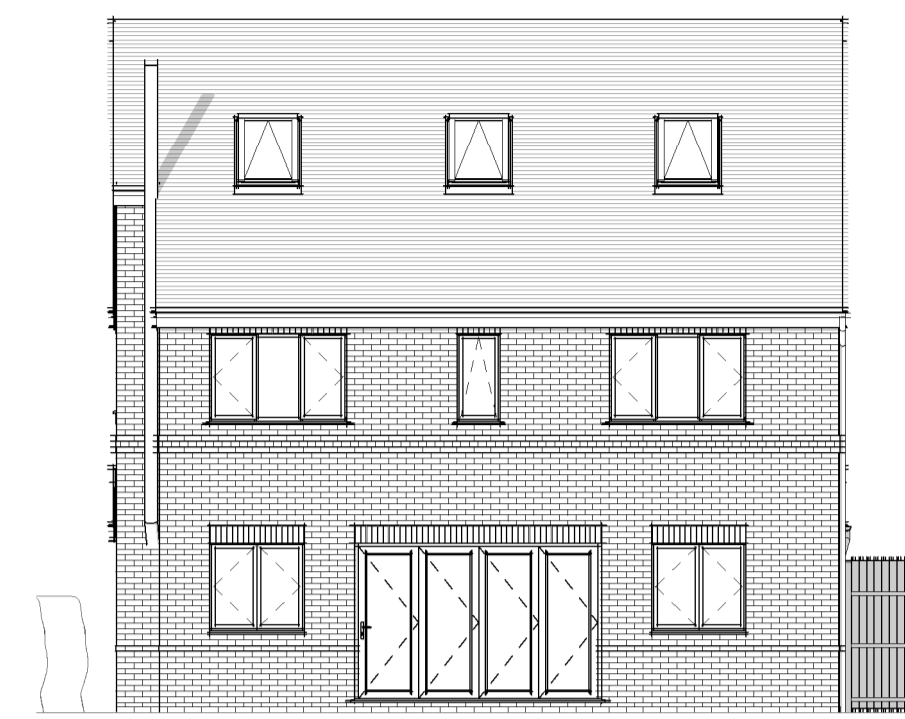
**Proposed GA
North-East Elevation**

Scale 1 : 100



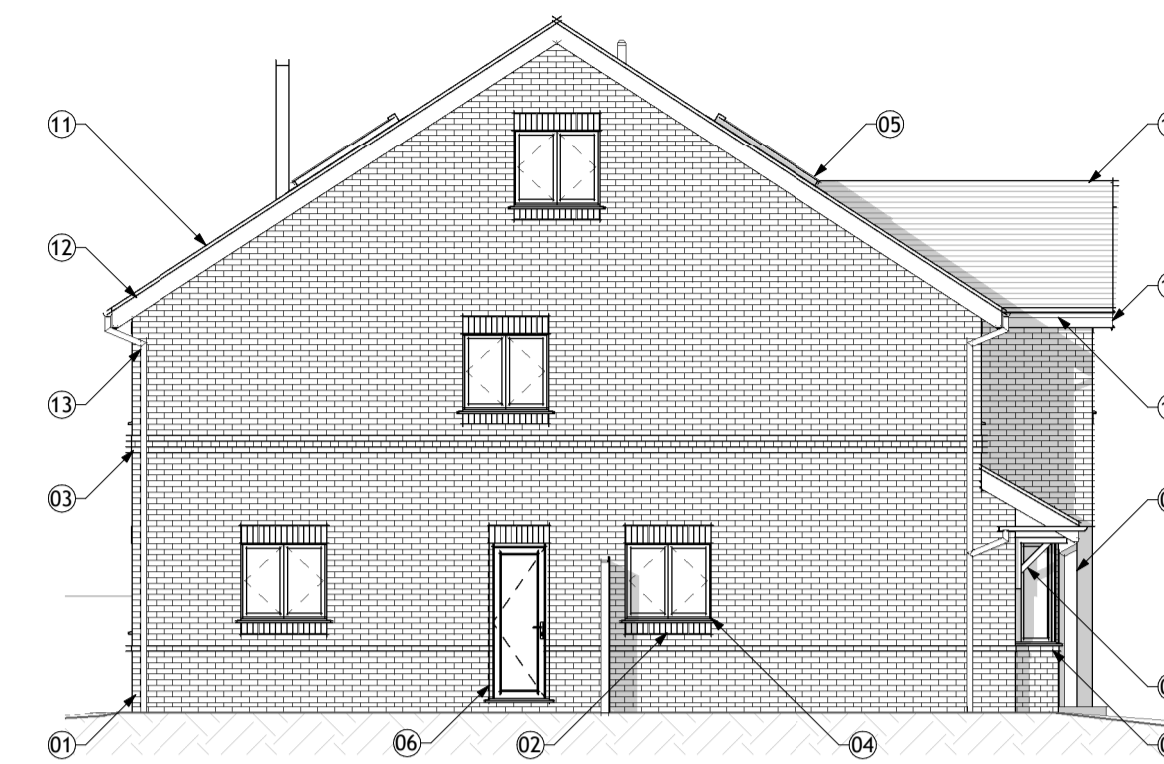
**Proposed GA
North-West Elevation**

Scale 1 : 100



**Proposed GA
South-West Elevation**

Scale 1 : 100



**Proposed GA
South-East Elevation**

Scale 1 : 100

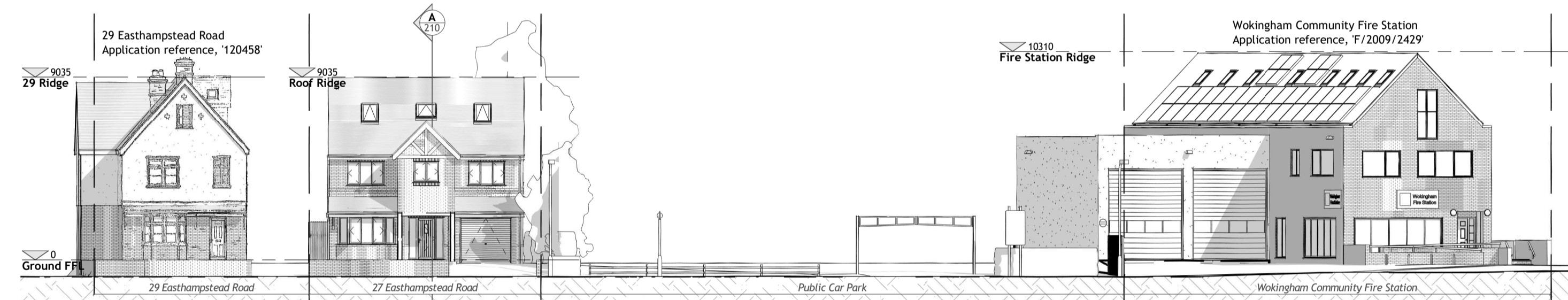
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Sheet Notes

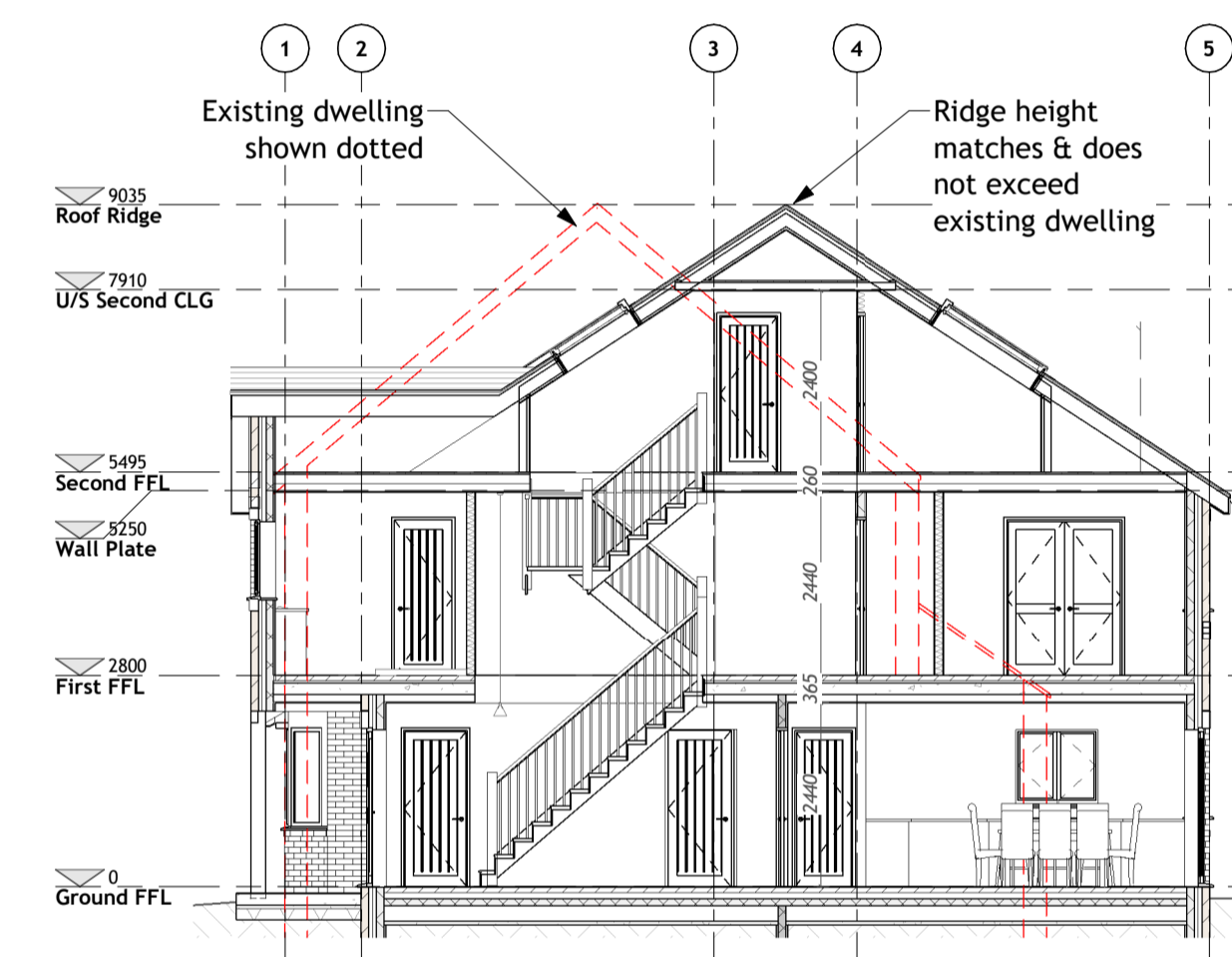
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CG



**Proposed GA
Indicative Street Scene**

Scale 1 : 200



**Proposed GA
Section A-A - Building Levels**

Scale 1 : 100

Rev	Date	By	Description
B	04.12.2020	JMR	View scale amended
A	19.11.2020	JMR	Planning issue
0	16.11.2020	JMR	First issue

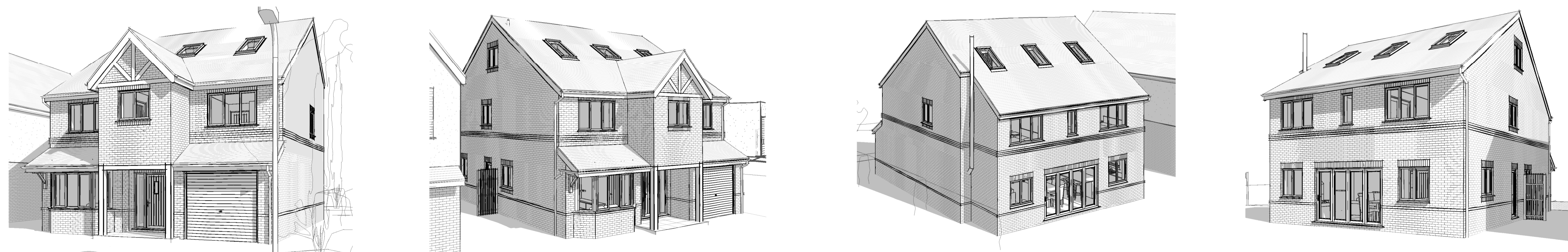
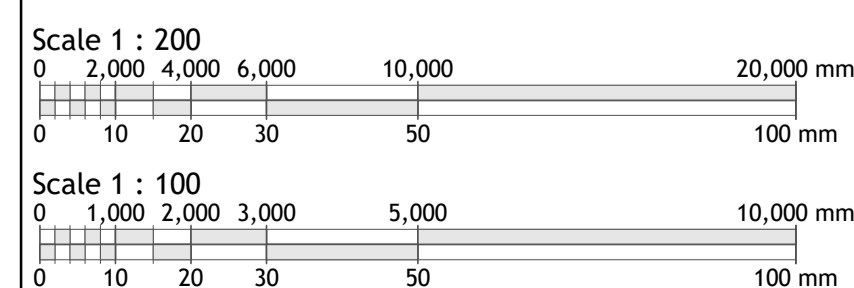
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Sheet Title
**Elevations, Indicative Street
Scene & 3D Views - Proposed GA**

Sheet Ref.	MAP/C3799/210	Rev.	B
Project Ref.	C3799	Date	04.12.2020
Drawn by	JMR	Checked by	JMR
Scale	As indicated	Sheet Size	A1



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