

Agenda Item 90.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
163444	8/8	Wokingham Town	Emmbrook	WHL Development

Applicant Wokingham Housing Ltd
Location 52 Reading Road, Wokingham **Postcode** RG41 1EH
Proposal Full application for the proposed erection of supported affordable housing consisting of 7no bedsitting rooms, 2no single person flats and supported ancillary accommodation, car parking, motor cycle parking, covered cycle storage and garden following demolition of existing building.
Type Minor Dwellings (1-9)
PS Category 511
Officer Pooja Kumar

FOR CONSIDERATION BY Planning Committee on 1st February 2017
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application proposes the erection of a two and a half storey building comprising of 2no. self-contained flats and 7no. bedsitting rooms for vulnerable young adults aged between 16-25, following the demolition of the existing building. The building would provide short term housing (Sui Generis) for up to 12 months, replacing the Council's existing supported housing service at Seaford Court.

52 Reading Road was originally a residential property but the site was given a temporary change of use for a period of 5 years in 2009 for general office use (B1) with associated community support facilities and the siting of a modular unit on site and new access (planning reference F/2009/1180). The site was compulsory purchased in the late 1990's to allow for the Station Link Road project, but it was later decided that its demolition was not required as part of the scheme, as such there would be no net loss of a residential dwelling (C3) as part of the current application.

The site is within a sustainable location, close to Wokingham Town Centre with excellent transport links. The proposal includes office and residential accommodation for a member of the management team to be on site 24 hours, 7 days a week.

It is acknowledged that the proposed building would have a larger footprint than its neighbouring properties and would have a similar height to its neighbouring buildings although on a lower land level. However the proposal is not considered to result in any harm to the local character, nor harm the residential amenities of neighbouring properties and future occupiers of the site. Paragraphs 1-38 provide further details to these material considerations, and subject to conditions 1-18 the application is recommended for approval.

PLANNING STATUS

- Major development location
- Town & District Centre Boundary
- Proposed Mixed Use site

- Thames Basin Heaths SPA- 7km
- Contaminated land consultation zone
- South East Water
- Aerodrome Safeguarding for Wind
- Green Route
- Protected Oak tree along site's southern boundary- TPO 1116/2006
- Adjacent to Listed Building- St Paul's Parish Church

RECOMMENDATION

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

A. Conditions and informatives:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).
2. This permission is in respect of the submitted application plans and drawings numbered 981/X01; 981/X02; 981/1.2/D+A; ACD Soft Landscape Specification PR120974Spec; Specification for 52 Reading Road; Vehicle Swept Path 104346_D_001; Phase I Environmental Report; Groundsure Geosite EMS-352357_473218 and; Ecological Appraisal and Bat Inspection received by the local planning authority on 8th December 2016 and revised plans 981/OD02 B; 981/OD04 A and; 981/OD05 A received by the local planning authority on 22nd December 2016 and revised plans 981/OD01 C; 981/XOD03 B; Landscape Proposals PR120974-11A and Arboricultural Impact Assessment and Method Statement PR1209ams A & TPP received by the local planning authority on 10th January 2017 and plan number 981/X03 A received by the local planning authority on 20th January 2017. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.
Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.
3. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.
*Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3*
4. No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).
Reason: In order to ensure a satisfactory form of development relative to

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

5. No development shall take place, excluding any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors,
 - ii) lorry routing and potential numbers
 - iii) types of piling rig and earth moving machinery to be utilized
 - iv) installation of temporary lighting
 - v) loading and unloading of plant and materials,
 - vi) storage of plant and materials used in constructing the development,
 - vii) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
 - viii) wheel washing facilities,
 - ix) measures to control the emission of dust and dirt during construction,
 - x) a scheme for recycling/disposing of waste resulting from construction works.

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

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

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

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

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

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

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

9. No development, including demolition and site clearance work, shall take place until a detailed reptile mitigation strategy has been submitted to and approved by the local planning authority. The mitigation and contingency measures contained

within the strategy shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure that the risk of killing and injuring reptiles, protected under the Wildlife and Countryside Act 1981 (as amended), is minimised.

10. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the first floor level or above in the **north-west (side)** elevation of the **building** 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

11. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so-fitted and shall be permanently so-retained, and shall be opening at a height of 1.7 metres from the finished floor level.

Reason: To safeguard the residential amenities of neighbouring properties.

Relevant policy: Core Strategy policy CP3

12. Prior to commencement of development a scheme for protecting the proposed occupiers of the site from noise and vibration shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to occupation of the building, unless an alternative phased approach is agreed in writing by the local planning authority.

Reason: To safeguard the residential amenities of future occupiers of the site.

13. Should contamination be found on site at any time during site clearance, groundwork and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to and approved in writing by the local planning authority. The approved method statement shall be carried out in accordance with the approved details and a final validation report shall be submitted to and approved by the local planning authority before the site (or relevant phase of the development site) is occupied.

Reason: To ensure that future users of the site are protected from the harmful effects of contamination

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

- Results of intrusive ground investigation demonstrating seasonal high groundwater levels for the site and infiltration rates in accordance with BRE365.
- Demonstration that the base of SuDS features are at 1m above seasonal groundwater level.
- Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100 year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or better.
- A drainage strategy plan

- A maintenance arrangement for the SuDS features throughout the lifetime of the development.

Reason: This is to ensure that the development does not increase flood risk on or off site.

15. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a revised scheme of landscaping (drawing PRI20974-11 A), which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

16. No trees, shrubs or hedges within the site which are shown as being retained on the Tree Protection Plan shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

17. a) No development or other operations shall take place except in complete accordance with the details as approved in Arboricultural Impact Assessment (PRI2097ams) and Tree Protection Plan (PRI20974-03).
- 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.

18. The supported living accommodation hereby approved shall be managed in accordance with the 'Specification of 52 Reading Road' document submitted with the application unless otherwise approved by the approved in writing by the local planning authority.

Reason: In the interests of neighbour amenity.

Informatives

1. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.
2. The applicant is advised to see the council's website for waste information for developers using the following link: <http://www.wokingham.gov.uk/rubbish-and-recycling/recycling/information-for-developers/> . It is the developer's duty to provide appropriate waste and recycling facilities for future occupiers of the site.
3. Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
4. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.
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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:
 - Amending plans relating to design concernsThe 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.

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PLANNING HISTORY	
F/2009/1180	Proposed change of use from residential (C3) to office (B1) with associated community support facilities (retrospective) plus the temporary siting of modular unit plus provision of dropped kerb to allow vehicular access conditionally approved on 20 th August 2009

SUMMARY INFORMATION	
Site Area	901 sqm
Existing use	B1 and ancillary community support facilities
Proposed use	Sui Generis
Proposed number of units	2 + 7 bedsitting rooms
Existing parking spaces	3
Proposed parking spaces	4 (including 1 disabled)

CONSULTATION RESPONSES	
Thames Water	No objection subject to informative (3)
WBC Biodiversity	No objection subject to condition (9) and informative (4)
WBC Drainage	No objection subject to condition (14)
WBC Conservation & Listed Building	No objection subject to condition (3)
WBC Environmental Health	No objection subject to conditions (12 & 13)
WBC Highways	No objection subject to conditions (5, 6, 7, 8)
WBC Tree & Landscape	No objection subject to conditions (15, 16 & 17)
WBC Waste Services	No objection

REPRESENTATIONS
<p>Wokingham Town Council: No in principle objection, however would suggest the site boundary is extended into the highways buffer.</p> <p>Local Members: No comments received</p> <p>Neighbours: Two letters of objection received on the basis of the following:</p> <ul style="list-style-type: none"> • Loss of privacy for neighbours • Noise & Disturbance for neighbours • Design & Appearance- The building lacks architectural detailing; is not of a high quality design; fails to create a landmark building in a prominent location and; is bland in its appearance • Road Safety- No provision for refuse vehicles or delivery vehicles on site and insufficient turning space on site which will lead to reversing onto Reading Road and vehicles parking on Reading Road

APPLICANTS POINTS
<ul style="list-style-type: none"> • The site presents a great opportunity in respect of this type of affordable/vulnerable housing for young adults. • The proposal would replace an existing facility currently provided from Seaford Court, Wokingham which has 10 units. • The site will be operated by a management company and the landlord would be

Wokingham Housing.

- The site is sustainably located and due to its corner location there is an opportunity to erect a larger building which would address the street scene of both Reading Road and Station link road.

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	
	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	
TB09		Residential accommodation for vulnerable groups	
TB12		Employment Skills Plan	
TB21	Landscape Character		
TB24	Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Monuments and Conservation Areas)		
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 7	

PLANNING ISSUES
<p><u>Description of Development:</u></p> <ol style="list-style-type: none"> 1. The scheme is for the redevelopment of the site to provide supported living accommodation for young vulnerable people aged between 16 and 25. The accommodation would comprise of 2 self-contained ground floor flats which would have disabled access and 7 bed-sit rooms on the first and second floor with communal kitchen and living areas on the ground floor. 2. The replacement building itself would be in a similar location to the existing building, albeit with a significantly larger footprint. The width of the proposed

building would be 11.5 metres and a depth of 16 metres, compared with the existing building being 10 metres in width and 8 metres in its length. Although the proposed building would roughly have a rectangular footprint the front gable would project forward of the main bulk of the building by 1.9 metres and at the rear there would single storey projections beyond the two storey bulk to either side of the rear gable. The building would have a maximum ridge height of 9.8 metres at its highest point as a result of the front gable compared with the existing ridge height of 9.3 metres, but the roof would have lower planes at 9.2 metres and 8 metres at the rear gable.

3. The two storey bulk of the proposed building would project 5 metres from the rear elevation of the neighbouring property no.54, and the rear gable (located centrally in the rear elevation) would project 7.9 metres beyond the rear wall of the same neighbouring property.
4. The proposed 4 vehicular and motor cycle parking spaces would be located along the eastern boundary of the site and the bin store to the western side of the plot, to the front of the dwelling. A secure cycle store area would be provided within the rear private amenity area.
5. The site would replace the current supported living accommodation provided at Seaford Court, Wokingham which is currently not fit for purpose and in need of significant refurbishment. The proposed site would be managed by a housing management company who will provide at least 1 on-site staff 24 hours, 7 days a week and the scheme has been designed to include overnight staff accommodation.
6. The 'Specification for 52 Reading Road' would comprise as one of the approved documents and includes details of how the site would be operated. This document includes eligibility criteria for future occupiers of the site and how the site would be managed and shift patterns for staff on site. It is considered prudent to attach a condition to ensure the management of the site is in accordance with the submitted specification (18).

Principle of Development:

7. 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.
8. The site is located within a major development location and as such the development is acceptable in principle providing that it complies with other policies in the Core Strategy and MDD Local Plan. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character of the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land users and occupiers and this is discussed below.
9. The site is in a sustainable location, and whilst it is termed as supported living,

the proposal would be residential in nature which would reflect the dwellings seen along this part of Reading Road.

10. Policy CP2 (Inclusive Communities) of the Core Strategy outlines that planning permission will be granted for proposals that address the requirements of (b) Children, young people and families, including co-ordination of services to meet their needs whilst Policy TB09 (residential accommodation for vulnerable groups) of the MDD Local Plan supports, support for vulnerable adults and families in situations such as this. In this instance, the proposal would be in accordance with the spirit of Policies CP2 and TB09 as the scheme would provide accommodation for young people aged between 16 and 25 who require short-term supported accommodation (for a period of up to 12 months) with training or education to develop the necessary skills to live independently. Therefore this need would be met by the proposed facility.

Character of the Area:

11. The site is located to the west of Wokingham Town Centre at the junction of Reading Road and the new Station Approach link road. The existing building is two storeys in height, detached with a pitched roof, set within a well landscaped linear plot, with a single storey side covered area and detached modular building. The appearance of the proposed building is similar to the three dwellings located immediately to the west of the site, all detached, two storeys with a front gable projection. This cluster of dwellings originally comprised of a six dwellings, however two were demolished as part of the station link road project and although the application site was also part of the same proposals, it was retained for office use. Although the building clearly relates to its neighbouring properties, visually it is tired and in need of significant improvements to the elevations, windows and roof form.
12. Reading Road is a green route, and therefore as well as being an urban town centre location, the local area and street scene especially is well landscaped with mature trees. To the east of the application site is a landscaped buffer comprising of planting and a highway acoustic noise barrier in line with details approved as part of the station link road development. The neighbouring properties (no.'s 54-58) have a significant amount of mature landscaping to their front boundaries and therefore these properties are not visible apart from the gaps for their respective driveways. No.58 is slightly more visibly when travelling west to east along Reading Road towards Wokingham Town Centre.
13. Although the site is not located with a Conservation Area and is not a listed building, to the west of the cluster of dwellings is the Grade 2 listed parish church. WBC Listed Building & Conservation Area Officer has advised that 'from the Reading Road viewpoint (the replacement building would appear) similar in scale and design to the existing frontage buildings. The new building would extend further to the rear (south) but this enlargement is considered appropriate for the corner plot position. The site falls outside the conservation area, but is located between two Grade 2* listed buildings (Church of St. Paul to the west and the WADE Day Centre to the east), and one Grade 2 building (cottage in garden of WADE Day Centre). The separation distance, intervening vegetation/buildings, and the locally consistent scale/design of the replacement building suggest it would have no material impact on the setting of any of these

listed buildings.' Therefore the proposal is considered to maintain the character and integrity of the setting of the nearby listed buildings and would not result in harm to the views to and from the Conservation Area in accordance with policy TB24 of the MDD Local Plan.

14. By virtue of the Station Link Road project, the site is now a corner plot which provides a visual boundary between Wokingham Town Centre which has a mixture of uses and the residential dwellings which lie beyond the Town Centre along this main road. The proposed building has been designed to reflect the residential dwellings it lays adjacent to with a front gable projecting forward and elevational details reflecting residential dwellings. Whilst it is acknowledged that the footprint of the dwelling would be larger than that of the neighbouring residential properties the width of the dwelling would be similar to no. 58 Reading Road and would in some respects provide a visual balance of built form for this row of buildings when viewed from the street scene of Reading Road.
15. The overall length of the building would project 7.9 metres from the rear of the neighbouring property at no. 54, however as discussed below it would be set off the boundary and this projection would allow for the insertions of a number of windows along this elevation at first floor and two dormers which would create a form of surveillance for the Station Link Road street scene. From the side elevation the length of the building would be visibly staggered and would relate to the large and staggered footprints of the Wade Day Care Centre on the opposite side of the link road and Willow Court along the northern side of Reading Road.
16. In respect of character and appearance the proposed building would relate to both its town centre location and the residential properties to the west. The building would appear almost as a transitional building which would link the two distinct areas when travelling west outside of Wokingham. The proposed external materials to be used would be similar to those of neighbouring properties (3), but would clearly have a more modern appearance which would enhance the wider character and setting of the street scene.
17. Due to its siting on a corner plot and the adjacent mixed uses to the east of the site it is considered that the application site lends itself to providing a landmark building which would address both street frontages i.e. Reading Road and Station Approach, and would be designed to reflect the size, scale and design of buildings in the vicinity. The proposed building would bring together design features such as the front gable, use of dormers and staggered building lines which are visible within the immediate street scenes and would reflect the visual appearance of buildings in the vicinity. As such, the proposed bulk and mass of the building, although notably larger than the neighbouring residential properties, is not considered to result in any harm to the local character and would be suitable for this corner plot.
18. Adjacent to the site, along Station Link Road there is a large landscaped buffer. Wokingham Town Council suggested that this land should be enclosed as part of the current application to provide additional space and security for the site, however this land is part of the original landscaping and highways buffer for the Station Link Road project. The landscaping which has been provided has not yet matured, and when this does mature the landscaping will not only soften the road edge for the link road but would also screen some of the bulk of the proposed

building.

19. The proposed development is considered to be appropriate for the site in respect of its design, size, scale, mass and footprint. The appearance of the proposed building would be similar to not only the residential properties it lies adjacent to, but would also appear similar to other buildings in the wider street scene. It is recognised that the building is in significant disrepair and the proposal would bring the site into a community use which would not only enhance the appearance of the site but would also fulfil the need of such housing. As such the proposed development is considered to accord with policies CP1 and CP3 of the Core Strategy.

Residential Amenities:

Overlooking:

20. The proposed development would introduce a number of new windows along the side (west) elevation of the site which would face towards no.54 Reading Road. There would be a window serving the staircase which would be located between the first and second floor, two first floor windows which would serve en-suite's, and a roof light within the side roof slope at second floor.
21. The staircase window is considered not to result in any detriment in respect of overlooking or loss of privacy to the residential neighbour as this is a common relationship between residential properties. The landing or staircases of most properties have windows which may look towards the common boundary between sites. Moreover, this window is labelled to be obscure glazed and therefore condition 11 would secure that this window would be installed and maintained as such. The first floor windows serving en-suites would also be subject to this condition and therefore no harm is considered to occur in this respect.
22. The second floor window would be a roof light which would be located on the side roof slope. This window would not present any harm in respect of overlooking and loss of privacy to the adjacent neighbour.
23. Although there is a number of rear facing first floor windows, these would not result in any harmful overlooking to the adjacent neighbouring property. These windows would be located further to the rear due to the larger depth of the building and would only allow limited views between the landscaped boundaries to the far end of the neighbouring amenity area. As such the proposal is considered not to result in any harm in respect of overlooking and loss of privacy and would accord with policy CP3 of the Core Strategy in this respect.

Loss of Light

24. The proposed building would be located to the south-east of the neighbouring property no.54 Reading Road. The neighbouring dwelling has a first floor side facing window which appears to service a first floor landing, and the closest windows along the rear elevation of no.54 are obscure glazed and serve a bathroom.
25. Due to the siting of the plot and the larger footprint it is considered that there would be some loss of light as a result of the proposed development, however

this would be limited to earlier hours of the day and not the whole day. The majority of this impact would be to the south-eastern side of the neighbouring dwelling where there are no habitable windows, and only a side access to the rear garden area. The distance between the proposed building and the neighbouring property would be 3.5 metres (5 metres between the two storey bulk of both buildings) and the roof slope of the proposed building would slope away from the neighbouring property which would further reduce the impact in respect of loss of light to the side elevation of the building. As such the impact in respect of loss of light is considered to be limited and would not amount to significant harm to warrant refusal on this basis.

Overbearing:

26. It is acknowledged that the footprint of the proposed building would be larger than that of the existing building and neighbouring properties. The depth of the building would be 5 metres more than that of no.54 Reading Road and 7.9 metres, including the single storey rear projection and rear gable. However it is considered that the proposed building would result in limited impact in respect of overbearing. The building would be located at least 3 metres from the neighbouring property and whilst the building would be more visible from the private amenity area of the neighbouring property, this would not result in the usability of the adjacent garden due to the prominence of the building. Moreover the large width of the application site itself mitigates the physical presence of the proposed building and it is considered that neighbour amenity would not be unduly harmed as a result of the proposed development. The harm in respect of overbearing would be limited and would not amount to significant detriment to neighbour amenity to warrant refusal on this basis.

Access and Movement:

27. **Highway Safety and Access:** There is an existing access into the site from Reading Road which would be utilised and is considered acceptable for access by all modes of transport. It is considered that the access should be surfaced before occupation and that a construction method statement should be attached to planning permission. As such, subject to conditions 5 and 8 the proposal is considered to accord with policy CC07 of the MDD Local Plan.

28. **Parking:** The proposal would provide 4 parking spaces, including one disabled space. Due to the nature of the residential use, it is considered unlikely that the future occupiers of the units would own a motor vehicle and the spaces would be used either by visitors to the site or by the management staff. Therefore the level of parking is considered acceptable.

29. **Sustainability:** The site is located within a major development area and within the boundary of Wokingham Town Centre where there are excellent links to the railway station and frequent bus services. Moreover there is a secure cycle and motor cycle store on site. As such, subject to condition 7 the proposal is considered to accord with Core Strategy policy CP6

Flooding and Drainage:

30. The site is located in Flood Zone 1 to the west of an area that historically suffers from surface water flooding. The development is considered acceptable in

principle; however a condition requiring the submission of full details of a drainage system should be attached to the planning permission (14).

Landscape and Trees:

31. WBC Trees and Landscape officers have raised no in principle objections to the proposed development. The officer advises 'that proposed landscaping on the north eastern and south eastern boundaries will contribute to the enhancement of the Green Route in this area as well as reinforcing the new planting associated with Station Approach and therefore complies with Core Strategy Policy CP3 and MDD Local Plan Policy CC03.' It is suggested that an additional tree should be included as part of the planting scheme on the corner of the site at the end of parking bay No. 4. The landscape drawing will need to be amended to show this; however a condition requiring the submission of a revised landscape proposal plan is sufficient to address this concern (15).
32. Due to the scale of the works proposed, it is considered that suitable tree protection methods would be required and this can be controlled by condition. As such, the Tree and Landscape Officer does not object to the proposal, subject to conditions (16 & 17).

Environmental Health

33. **Noise & Vibration:** The site boundary is approximately 82 metres from the railway track and 40 metres from the recently built multi-storey car park. The proposed building would be 120 metres from the railway track and 75 metres from the car park. Future occupiers of the site will be affected by noise and vibration from noise and vibration however there are protective measures which can be built into the proposed building which would minimise the impact to the extent that future occupiers would experience significant harm in this respect. A condition requiring the submission and implementation of such measures (12) has been included to ensure that there would be no harm in this respect.
34. **Contamination:** A Phase 1 Environmental Report (dated March 2016 by Enzygo Environmental Consultants) has been submitted with the application. This includes an acceptable Conceptual Site Model and site walkover survey. The proposed end use of the site does not appear to have been known at the time of writing although the assessment has included consideration of both commercial and residential end uses. The report does not identify any potential pollutant linkages on the site which could present a risk to either commercial or residential end users. It does however recommend that a Phase 2 intrusive investigation is carried out to confirm the soil quality and ground conditions if the proposed end use is residential. This is considered overly precautionary given no that potential pollutant linkages were identified on the site and so a watching brief for unforeseen contamination would be more appropriate. Condition 13 has been included to require a contamination report in the instance that contamination is found on site during the site clearance, groundworks and construction phases.

Ecology:

35. An Ecology Report has been submitted with the application and concludes that the development is unlikely to have an adverse impact on the local bat

population, as such the Council's Biodiversity officer has advised that only an informative (4) should be attached to planning permission.

36. In respect of Reptiles, the Biodiversity officer has advised that the submitted report concludes that the proposed development will not cause a significant extent of habitat loss to the point where it will have an adverse effect on the local conservation status. However it necessary to have a robust method statement of reasonable avoidance measures to be followed during the construction process and the details within the report are too vague to be conditioned. Therefore, a pre-commencement condition requiring the submission of a robust method statement should be attached to planning permission (9). Subject to the conditions the proposal is considered to accord with policy TB23 of the MDD Local Plan.

Community Infrastructure Levy:

37. As the proposal is for the erection of supported living accommodation, it is likely that it would not be CIL liable development.

Waste:

38. Due to proposed number of units on site, WBC Waste Services officers have advised that the applicant read the online guidance for waste and recycling. The council's website advises that bin stores should be located no more than 10 metres from the highway and a dropped kerb should be in place. There should be 1 x 360 litre wheeled bin between 3 units which are to be provided by the applicant. The guidance from WBC Waste services is attached as informative 2 for the applicant.

CONCLUSION

The application is considered to be acceptable in principle as the replacement building would improve the character and appearance of the site and make a positive contribution to providing a residential facility for vulnerable young adults. The replacement building is of a large size and scale however it is considered acceptable in terms of its impact on the wider character and relation to larger sized buildings in the vicinity. Subject to conditions, no harmful impacts would occur with regards to neighbour amenity, highways, drainage, contamination or trees. As such, the proposal is considered to accord with local and national planning policy and is therefore recommended for approval.

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