

Agenda Item 136.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
170424	9	Earley	Maiden Erlegh	Scheme of delegation

Applicant Burwod Homes and Wokingham Housing Limited

Location Land at 56a, 58, 60 Finch Road, Earley. **Postcode** RG6 7JU.

Proposal Full planning application for the proposed erection of 6no dwellings, to include 2no affordable dwellings, together with associated parking and landscaping following demolition of no's 58 and 60 Finch Road.

Type Minor
PS Category 13
Officer Mark Croucher

FOR CONSIDERATION BY Planning Committee on 10th May 2017
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application proposes the erection of 6 houses following the demolition of two existing dwellings. The development is a joint venture between Burwood Homes and Wokingham Housing Limited. Two of the dwellings will be designated affordable units and the other 4 will be open market private housing.

The application site is within a Major Development Location close to local facilities and service and it is considered that the principle of residential development is acceptable in such areas. The design of the scheme will enhance the character and appearance of the area and reinforce the linear development that characterises the street scene. The development will have an acceptable impact on the amenity of the occupiers of the neighbouring dwellings. It is considered that sufficient parking will be accommodated into the scheme and that no detrimental highway safety implications will arise. Sufficient areas of soft landscaping and adequate garden sizes would be incorporated.

The proposed development is considered to be acceptable in all aspects and compliant with the relevant national and development plan policies. The application is accordingly recommended for approval subject to conditions.

PLANNING STATUS

- Major Development Location

RECOMMENDATION

APPROVAL, subject to the following conditions:

Time Limit

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

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

Approved plans

2. This permission is in respect of the submitted application plans and drawings numbered ref: 2151A -100 Rev A; 2151A -101; 2151A -102 Rev E; 2151A -103; 2151A -104 Rev A; 2151A -105 Rev A; 2151A -106 Rev B; 2151A -107; 2151A -108; 2151A -109 Rev A; 2151A -110 Rev D; 2151A -111 and 2151A -112. 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.

Material Samples

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.

Trees & Landscaping

4. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Details of boundary treatment and hard landscaping shall also be included. 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).

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

Reason: To 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)

6. No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).
- a) 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.
 - b) 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.
 - c) 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 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)

Highway safety and parking

7. No development shall commence until a Stopping Up Order (under s.247 of the Highways Act) in respect of the area of existing public highway within the frontage of plots 5 & 6 has been granted and in accordance with details to be submitted and approved by the LPA.

Reason: to ensure the public highway is built to an adoptable standard.

8. 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 car ports 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. *The car ports shall not be fitted with doors or other means of enclosure* and shall not be used for any business purpose nor as habitable space.

Reason: to ensure adequate parking is maintained on the site and that overspill parking does not occur that would impact highway safety.

9. Notwithstanding the approved plans, prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority, details of *unallocated off-street parking space within the site for two vehicles*. The dwellings shall not be occupied until all of the parking spaces so-

approved have been provided in full accordance with the approved details. The parking space shall thereafter be retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

Reason: to ensure adequate parking is maintained on the site and that overspill parking does not occur that would impact highway safety.

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

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

11. Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

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

12. No building shall be occupied until the vehicular accesses have been surfaced with a permeable and bonded material across the entire width of the access for a distance of 8.0 metres measured from the carriageway edge.

No other development of the site as hereby approved shall take place until the vehicular accesses have been constructed in accordance with the approved plans.

13. The existing vehicular access(es) to the site shall be stopped up and abandoned, and the footway and/or verge crossings shall be re-instated within one month of the completion of the new access(es) in accordance with details to be submitted to and approved in writing by the local planning authority.

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

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

Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6.

Drainage

15. No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the

principles set out in Annex F of PPS25 (or any subsequent government guidance), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- b) include a timetable for its implementation; and
- c) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reasons: 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

Environmental Health

16. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 8:00a.m. and 6:00p.m. Monday to Friday and 8:00 a.m. to 1.00p.m. Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: In the interests of the amenities of neighbouring occupiers.

17. Before development commences the applicants shall submit for written approval to the Local Planning Authority a scheme of works that sets out the measures that will be taken to minimise dust arising from the development. The dust mitigation measures identified in the scheme shall be carried out and maintained until construction is complete.

Reason: To protect the amenity of local residents during the construction period.

18. Development shall not commence until a scheme of works for protecting local residents from externally generated noise has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of local residents during the construction period.

Permitted development rights

19. Notwithstanding the provisions of Classes B and D of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

Reason: to maintain a continuity of the development and preserve the character and appearance of the area.

20. Notwithstanding the provisions of Classes E of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no hard surfacing shall be laid to between the front elevation of the dwellings and the highway unless otherwise agreed in writing by the Local Planning

Authority.

Reason: To ensure the soft landscaping to the front of the site maintained and to preserve the character and appearance of the area.

21. 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 **side** elevations of the **dwelling**s hereby permitted except for any which may be shown on the approved drawing(s).

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

Affordable Housing

22. No development shall take place until a scheme for the provision of affordable housing has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing contained in the National Planning Policy Framework (NPPF). The scheme shall include:

- a) All residential units on site for use as affordable housing.
- b) The tenure and rent levels to be agreed by the Council and could include all or some of the following; social rent, affordable rent, intermediate rent and shared ownership
- c) The arrangements to ensure that such provision is affordable in perpetuity.

Reason: To secure the provision of affordable housing in perpetuity.

Informatives

1. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.
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. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway. Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

4. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway. Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.
5. The development hereby permitted is liable to pay the Community Infrastructure Lew. As an affordable housing development a claim for relief can be made. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>.
6. The applicant is advised to consider the rubbish and recycling information on the Council's website: <http://www.wokingham.gov.uk/rubbish-andrecycling/collections/information-for-developers/>.
7. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

PLANNING HISTORY

F/2015/0262: Proposed erection of 2no three bed houses and 4no two bed flats (C3) on the remainder of the site together with construction of a supported living accommodation facility (sui generis) for 7 adults with ancillary residential staff accommodation extension to number 56A Finch Road to construct a 3no bed house following demolition of houses number 58 and 60 Finch Road. Withdrawn: 30/03/2015.

SUMMARY INFORMATION

Site Area	0.22 hectares
Previous land use(s) and floorspace(s)	Residential (C3)
Existing units	2
Proposed units	6
Existing parking spaces	1
Proposed parking spaces	12

CONSULTATION RESPONSES	
WBC Environmental Health	– No objection subject to conditions 16 - 18.
WBC Highways	– No other objection subject to conditions 7 - 14.
WBC Trees and Landscape	– Recommend approval subject to conditions 4 - 6.
WBC Affordable Housing	– No objection subject to condition 22.

REPRESENTATIONS	
5 letters of objection points raised (in summary):	
<ul style="list-style-type: none"> • No room for the development • Insufficient space for parking. • Overlooking. • Extra traffic would pose a safety risk. • Existing trees should be retained along the boundary. • Alleyway to the rear of the properties should be sealed off to discourage antisocial behaviour. (<i>Officer's note: there is no public access to the rear of the houses</i>) • Limited parking. 	

APPLICANTS POINTS	
<ul style="list-style-type: none"> • The application site is within a Major Development Area where there is a presumption in favour for sustainable development. • The design has addressed the comments previously raised by the Council. • The proposal accords with the development plan policies. • The development incorporates large rear gardens. • The scheme has been designed so that it does not result in harmful impacts to neighbouring dwellings. 	

PLANNING POLICY	
NPPF	Chapter 4: Promoting sustainable transport Chapter 6: Supporting a prosperous rural economy Chapter 7: Requiring good design Chapter 10: Meeting the challenge of climate change, flooding and coastal change Chapter 11: Conserving and enhancing the natural environment
Core Strategy	CP1 Sustainable Development CP2 Inclusive communities CP3 General Principles for Development CP5 Housing mix, density and affordability CP6 Managing travel demand CP7 Biodiversity CP9 Scale and location of development proposals CP17 Housing delivery
MDD Local Plan	CC01 Presumption in Favour of Sustainable Development CC02 Development Limits CC03 Green Infrastructure, Trees and Landscaping CC04: Sustainable Design and Construction

CC06 Noise
CC07 Parking
CC09 Development and Flood Risk (from all sources)
CC10 Sustainable Drainage
TB05 Housing Mix
TB06: Development of Private Residential gardens
TB07: Internal Space Standards
TB21 Landscape Character

PLANNING ISSUES

Principle of development

1. The application site is in a Major Development Location in the defined settlement boundary of Earley. The proposed development is for the erection of 6 no. residential dwellings following the demolition of 2 no. existing properties. It is considered that the principle of residential development on the site is acceptable subject to the other material considerations set out in this report.

Design and impact on character and appearance of the area

2. Policy CS1 of the Core Strategy states that planning permission will be granted for development proposals that *'maintain or enhance the high quality of the environment'*. Policy CP3 of the Core Strategy states planning permission will be granted if development is *'of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life'*.
3. The proposed development seeks to demolish the existing semidetached properties and erect 3 pairs of semidetached houses. The proposed dwellings will be orientated so that they front onto Finch Road and will broadly align with the existing houses in the street scene, re-enforcing the linear development that characterises the area.
4. Parking spaces will be laid out to the front of the properties. Residential parking in the area comprises of a mix informal on-street space and driveways to the sides and front of the houses. Whilst parking areas immediately to the front of dwellings can result in a cluttered appearance and obscure front elevations, the parking bays are broken up by areas of soft landscaping which will soften the appearance of the hard surfacing and parked vehicles. It is considered that sufficient areas of soft landscaping will be incorporated to the front of the site to satisfactorily tie the proposed development into the existing street scene.
5. The proposed dwellings have been design to utilise design characteristics of the existing properties. The pitch roof gable ended form of the proposed dwellings and their general proportions match the existing houses in the locality. The proposed flat roof porches and rendered elements also reflect similar design features on the existing houses in the street scene. Overall the proposal combines traditional architectural form with modern vernacular detailing and this design approach relates well to the existing dwellings in the area; reflecting the architecture style of the present day.
6. The proposed dwellings will be 9.15 metres in height and will be higher than the

adjacent semidetached houses by approximately 1.8 metres. The increase in height will not be jarring as the proposed development will be set a sufficient distance away from the neighbouring houses. Furthermore, Finch Road is characterised by properties of varying sizes which includes single storey bungalows; two storey dwellings and three storey blocks of flats.

7. The proposed dwellings will have a two storey depth of approximately 9.5 metres and they will have a deeper footprint than the adjacent properties by approximately 3 metres. As aforementioned, the proposed development will set a good distance away from the neighbouring houses and there are a variety of building sizes in the locality. The proposed dwellings will be larger than the neighbouring properties but this increase in size will not appear unduly incongruous in the street scene.
8. In summary, it is considered that the proposed development will have a satisfactory appearance and will have an acceptable impact on the character and appearance of the area.

Impact on Neighbours

9. The rear elevations of the proposed dwellings will be approximately 27 metres from the rear boundary and 40 metres from the back walls of the houses fronting onto Repton Road. The Borough Design Guide SPD recommends a separation distance of 30 metres between rear elevations and a rear garden depth of at least 11 metres. The proposed development will meet these criteria and will not detrimentally overlook the dwellings that front onto Repton Road. Several trees align the rear boundary of the site and this will further minimise any intervisibility between the application site and the houses on Repton Road.
10. The proposed houses will be set appropriately away from the existing dwellings adjacent to the site that front onto Finch Road (62 and 56a Finch Road) and they will not breach the 45° test set out in the Borough Design Guide SPD. The development will not be overbearing to the existing properties to the sides of the site due to the separations distances and the size of the proposed houses. None of the proposed dwellings have side windows that will overlook the neighbouring houses to the east or west.
11. The proposed dwellings will be 3 bedroom houses with a total floor area of either 98 or 120 square metres and they accord with the Nationally Described Space Standards. The proposed dwellings will provide a satisfactory level of amenity to the future occupiers.
12. It is considered that the proposed development will have an acceptable impact on the amenity of neighbouring residents and the future occupants.

Highways and parking

13. The proposed layout will incorporate 2 off street parking spaces for each property which equates to 12 in total and accords with the Council's parking standards. It is recommended that two unallocated visitor spaces are incorporated on site. Considering the layout of the development, this can be easily incorporated and condition 9 is recommended ensure details of unallocated visitor spaces are submitted and built out. The parking arrangement will be a betterment of the existing situation as there is currently only one on-site space serving the existing two dwellings and the remainder of the parking occurs along Finch Road. The proposed

development will secure the entire parking requirement on site in accordance with the Council's parking standards.

14. The exiting turning head will be removed but this serves no purpose other than for informal parking. The Highway Engineer raises no objection to this subject to a section 247 agreement to ensure the development of the public highway is satisfactory.
15. The Highway Engineer has not raised any objections regarding highway safety implications. There will be no detrimental conflict between cars manoeuvring on to and off of the site and traffic movements along Finch Road. It is considered that the proposed development has an acceptable level of parking and will not result in any detrimental highway safety impacts.

Trees and Landscaping

16. Fourteen trees are proposed to be removed from the site. The trees to the rear of the site that contribute to the green buffer between Finch Road and Repton Road will be maintained. The Tree and Landscape Officer raises no objection to the proposed loss of trees providing that suitable replacements (condition 6) are incorporated into the scheme. Given the size of the resulting gardens it is considered that sufficient replacement planting can be incorporated without compromising the amenity of the future occupants.
17. The front of the site incorporates soft landscaping to break up the hard surfaced parking bays and soften the impact of the development. The existing grass verge along the pavement will be fragmented by the development but the removal of the large turning head and increase in planting in this area will offset this impact.
18. The proposed soft landscaping is considered to be acceptable subject to conditions 4 – 6.

Drainage and Flooding

19. The application site is in Flood Zone 1 where the risk of flooding from rivers or seas is low and as such all forms of development, including 'more vulnerable' uses, are acceptable.
20. MDD Local Plan policy CC10 states that all development proposals must ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner and this must be demonstrated through a Surface Water Drainage Strategy. The proposal should reproduce greenfield runoff characteristics and return run-off rates and volumes back to the original greenfield levels. No objection is raised with regard to drainage or flooding implications subject to recommended condition 15.

Affordable Housing

21. The threshold for affordable housing is 5 dwellings or more or residential sites of 0.16 hectares or larger. The site exceeds this threshold and therefore there is a requirement for the provision of affordable housing.
22. The Affordable Housing Officer has advised:

'To meet the requirements of Policy CP5 of the Core Strategy, a minimum of 20%

of the total number of units (net) should be provided as affordable housing, this equates to 0.8 units in the proposed 6 dwellings (net gain of 4 units). However, as this site is a joint venture between WHL and Burwood Homes, for which WHL has received HCA affordable homes grant, we are happy to see 2 units being proposed for shared ownership (please note: our model for shared ownership is a minimum equity share of 35% on initial sale, with rent capped on the unsold equity at 1.5% per annum). Please note that as this is Council land, transfer of the land should be subject to the granting of 100% nominations rights to the Council for the 2 shared ownership properties, so that the development meets local priorities.'

23. The applicant is Wokingham Housing Limited which is subsidiary company of the Council. The level of affordable housing complies with policy CP5 of the Core Strategy and is therefore acceptable. Typically, affordable housing is secured through a legal agreement however, in this instance, due to Wokingham Housing Limited being a subsidiary company of Wokingham Borough Council; it is considered a condition would be more appropriate. As such, condition 22 ensures that 2 affordable units would be secured in perpetuity.

Environmental Health

24. There are no known contamination issues on the site. However the parcel of land is within an established residential area and therefore the Environmental Health Team have recommended conditions 16 - 18 to ensure there is no undue noise, disturbance or dust as a result of construction works.

CIL

25. As the proposal is for new residential floor space, it would be a CIL liable development. CIL is charged at a rate of £365 per square metre. Part of the scheme is for affordable housing which may be liable to an exemption. It is the applicant's responsibility to seek an exception from CIL payments.

4.0 CONCLUSION

The application site is within a Major Development Location close to local facilities and service and it is considered that the principle of residential development is acceptable in such areas. The design of the scheme will enhance the character and appearance of the area and reinforce the linear development that characterises the street scene. The development will have an acceptable impact on the amenity of the occupiers of the neighbouring dwellings. It is considered that sufficient parking will be accommodated into the scheme and that no detrimental highway safety implications will arise. Sufficient areas of soft landscaping and adequate garden sizes would be incorporated. The proposed development is considered to be acceptable in all aspects and compliant with the relevant national and development plan policies. The application is accordingly recommended for approval subject to conditions.

CONTACT DETAILS

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