

Agenda Item 21.

Development Management Ref No 171436	No weeks on day of committee 9/8	Parish Shinfield	Ward Shinfield North	Listed by: WHL application
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Applicant	Wokingham Housing Limited		
Location	Land adjacent to Anson Crescent, Shinfield	Postcode	RG2 8JU
Proposal	Full planning application for the proposed erection of 2no two bedroom flats and 2no one bedroom flats with associated parking and landscaping. (Part retrospective)		
Type	Full		
PS Category	13		
Officer	Pooja Kumar		

FOR CONSIDERATION BY Planning Committee on 12th July 2017
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application site is within settlement, located adjacent to the Wokingham Borough Council boundary with Reading Borough Council. The site has relatively little amenity value being a small enclosed area of unused space as well as parking for local residents. The site is surrounded by residential development and therefore the proposal of further residential units is considered to accord with Local Plan policy.

The application is for the erection of 4 residential units with associated parking and amenity space. The application is a resubmission of planning application F/2015/0073 which was before planning committee in April 2015. The scheme before this committee is largely the same; however the red line boundary plan has been enlarged to accommodate an additional vehicle parking space and photovoltaic panels have been added to the proposed building.

It is considered that the proposed amendments to planning permission F/2015/0073 will not have any adverse impact on character of the area; highways and neighbour amenity. Therefore, the scheme is considered to be compliant with the development plan and is recommended for conditional approval.

PLANNING STATUS

- Major development location
- Public Open Space
- Ancient Woodland consultation zone
- Special Protection Area – 7 km
- Groundwater zone – 3
- Nuclear consultation zone

RECOMMENDATION

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

A. Conditions and Informatives:

Approved Details

1. This permission is in respect of the submitted application plans and drawings numbered '28008-101; 28008-102; 28008-103; 28008-105; 28008-200; 28008-201; 28088-300; 28008-450; 28008-451 and; Design & Access Statement received by the local planning authority on 8th May 2014 and the revised plans on 16th May 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.

Materials

2. The external surfaces of the building hereby approved shall be constructed in accordance with the 'External Materials Schedule' received by the local planning authority on 9th June 2017. 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

Hard & Soft Landscaping

3. All hard and soft landscape works shall be carried out in accordance with the 'Landscape Management Plan (SHF.1236.001.R.002) and Extended Site Plan with Junction (28008-112) 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 that, 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

Tree Protection

4.
 - a) The tree protection measures shall be implemented in complete accordance with plan number 28008-450 (the Approved Scheme) for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, 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.
 - b) No development (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) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme 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 of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Landscape Management

5. The landscape management shall be carried out as approved with the submitted 'Landscape Management Plan' (Enzygo Environmental Consultants SHF.1236.001.R.002 Dec 2015).

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

Contamination

6. No building shall be occupied until a report detailing the assessment and where necessary mitigation measures undertaken, has been submitted to and approved in writing by the local planning authority.

Reason: To ensure any contamination on the site is remedied to protect the existing/proposed occupants of the application site and adjacent land. Relevant Policy: Core Strategy Policy CP3

Junction Improvement Works

7. The junction improvement works must be carried out in full accordance with plan numbers 28008-451; 0100; 0300; 0500; 28008-PD-110; MAP/C3025/SK201; MAP/C3025/SK202 and MAP/C3025/SK203.

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

Access Construction

8. The access must be constructed in accordance with plan numbers 28008-451; 0100; 0300; 0500; 28008-PD-110; MAP/C3025/SK201; MAP/C3025/SK202 and MAP/C3025/SK203.

Reason: To ensure adequate access into the site for vehicles, plant and deliveries associated with the development in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

Parking & Turning Space

9. 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.

Cycle Parking

10. 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.

Tree Retention

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

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB2 1

Informatives

1. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
2. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>

PLANNING HISTORY

F/2015/0073	Erection of 2no two bed and 2no one bed flats with associated parking and landscaping conditionally approved on 11 th June 2016
170870	Application for submission of details to comply with the following conditions of planning consent F/2015/0073 (dated 11/06/2015) – 3. Samples and Materials 4. Hard and Soft Landscaping 5. Tree Protection Plan 6. Landscape Management Plan 7. Harmful Materials Report 8. Junction Improvements approved on 28 th June 2017.

SUMMARY INFORMATION	
Site Area	0.05 hectares
Existing units	0
Proposed units	4
Existing use	Area of grassland currently used as an area for rubbish adjacent to an area of parking
Existing parking spaces	5
Proposed parking spaces	9

CONSULTATION RESPONSES	
WBC Drainage	No objection
WBC Ecology	No comments received
WBC Environmental Health	No objection subject to condition (7)
WBC Highways	No objection subject to conditions (8, 9, 10, & 11)
WBC Trees and Landscape	No objection subject to conditions (4, 5, 6 & 12)
WBC Waste Services	No comments received

REPRESENTATIONS
Shinfield Parish Council: No comment
Local Members: No comments received
Neighbours: 1 letter of objection received on the following basis: <ul style="list-style-type: none"> • Unacceptable that the application has been submitted after works have commenced (paragraph 1), • Parking is already unacceptable with the construction and one additional space is inadequate for the proposed development (paragraphs 14 – 16); and • The building could have an impact on light and view to the road (paragraphs 12 – 13).

APPLICANTS POINTS
<ul style="list-style-type: none"> • Minor changes required to development to resolve site issues and improve scheme • Overall, development provides affordable housing in a sustainable location

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP5	Housing mix, density and affordability
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and

		Landscaping
	CC04	Sustainable Design and Construction
	CC07	Parking
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB07	Internal Space Standards
	TB21	Landscape Character
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
	AH	Affordable Housing SPD

PLANNING ISSUES

Description of Development:

1. The scheme is for the erection of a two storey property comprising of two x one bedroom flats and two x two bedroom flats. The building would comprise of two sections with a central stairwell connecting them. The application follows a previously approved scheme, reference F/2015/0073, and proposes alterations to the site layout and the provision of solar panels to the roof. The current application has an enlarged red line which encompasses a larger area of the highway to provide one additional parking space. Other than these two changes however, the proposal and specifically the design of the building has not altered from the approved scheme.
2. The application is on behalf of Wokingham Housing Limited, hence the requirement for determination by the Planning Committee and also why the properties would be provided as affordable housing.

Principle of Development:

3. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
4. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable, having regard to the service provisions associated with the major, modest and limited categories. As the site is within a major development location, the proposal is acceptable in principle.

Impact on the Character of the Area:

5. The site is located adjacent to the Wokingham Borough boundary along Whitley Wood Road whereby the application side of the Road is within WBC and the

opposing side of the Road is within Reading Borough Council. The local area is predominantly residential with the Reading Borough side comprising of two storey semi-detached dwelling with relatively irregular gaps between built form. The WBC side of the street has a more mixed style of dwellings with irregular gaps by virtue of previous backland developments.

6. The site itself is located in a gap between a semi-detached dwelling and a terrace, both of which are two storeys in height. Along the street scene the site is screened by a line of trees. The site comprises mainly of hardstanding to provide parking an access road leading to the same.
7. The proposal introduces a new two storey dwelling into a gap between other two storey dwellings in the street scene. The impact on character has been considered under the previous planning application F/2015/0073 and there have been no policy changes which would require a new assessment under the current application.
8. The proposed materials to be used in the external surfaces of the building have been included within the submitted details which are considered to be acceptable in respect of ensuring that there is no harm to the character and appearance of the site within the street scene. As such, subject to a condition (3) to ensure the proposed development is built in accordance with the approved details, the proposal is considered to accord with policy CP3 of the Core Strategy in this respect.
9. The current application differs from the previous through the introduction of solar panels and an increased area of parking. It is noted that solar panels are not prevalent in the area however these are of a relatively small scale and, due to permitted development regulations, are typical of residential areas across the Borough; as such it is considered that no harmful impact would occur.
10. The increased parking does result in the replacement of a grassed area with hard standing which typically could be detrimental to the street scene. Nonetheless, in this instance, it is noted this part of Anson Crescent was designed with access to parking and as such there is already numerous parking spaces accessed from the highway. In this respect, the partial loss of a grassed area is not considered to alter the character of the area and therefore would not be harmful to the same.
11. Overall the proposed amendments to the approved scheme are considered not to result in any significantly detrimental impacts on the character and appearance of the site and wider street scene. The proposal is considered to accord with policy CP3 of the Core Strategy subject in respect of character.

Residential Amenities:

12. As there are no side facing windows at 1 Anson Walk or 9 and 10 Birch Green, it is considered there would be no overbearing or loss of light impact. Similarly, there are no side facing windows in the proposal and therefore no overlooking impact would occur.
13. An objection has been received on the potential loss of light and closing of view towards Whitley Wood Road from Anson Crescent. It is acknowledged that the proposal would infill a gap between two residential buildings; however it is considered that there would be no harmful loss of a view as the view would be to a road. Moreover, the proposed building would be built a distance in excess of 30 metres from dwellings

facing towards Whitley Wood Road. This distance accords with the front-to-front distance advised by the Borough Design Guide in respect of privacy and BRE's Planning for Daylight and Sunlight's distance to maintain adequate light. The proposed development has not been amended from the scheme and therefore the proposed development is considered to accord with policy CP3 in this respect and would not harm residential amenities.

Access and Movement:

14. **Highway Safety and Road Design:** The proposal would require access from Anson Crescent which is currently quite narrow as the road to the site leads only to parking spaces. As a result, a change to the junction of Anson Crescent is proposed to improve visibility. Subject to a condition, the Highways Officer does not object to this (8 & 9). Additionally, a suitable turning area is also provided.
15. **Parking:** Currently the site contains five parking spaces which are used by local residents. In order to accommodate the development, one of these spaces would be lost however five additional spaces would be provided. These five would be allocated parking for the proposed flats and therefore it is acknowledged there would be a reduction in the overall level of parking for local residents of one space. However, it is considered one parking space could be accommodated on the local highway network without significant detriment to highway safety, particularly given that the street is not immediately adjacent to highway. As such, the Highways Officer has raised no objection subject to a condition to ensure that the development is acceptable (10).
16. **Sustainability:** Secure, covered cycle storage has been indicated and is considered acceptable, subject to a condition (11).

Flooding:

17. The site is located in Flood Zone 1 is less than a hectare in size. As such there is no requirement to submit a Flood Risk Assessment and there are no known historical flooding issues. Given that the majority of the site is already hard standing it is considered the proposal would not detrimentally impact on flooding and surface water drainage and therefore is acceptable in this respect. Whilst it is acknowledged that the drainage consultant has requested a condition, this relates to detailed drainage matters. From a planning perspective, it is considered a soakaway would be appropriate in this area and therefore further information is not required to determine the application.

Landscape and Trees:

18. The site itself does not contain any trees and is of little amenity value. However, there is a group of trees to the north west of the site which are adjacent to the road and significantly contribute to the street scene. One of these trees would be removed as a result of the proposal however the other trees would remain.
19. Following the submission of a tree survey as part of the previous application, the Tree and Landscape Officer raised a concern regarding the proximity of the building to a scots pine (Category A tree) located adjacent to the site and the incursion into its root protection area. Furthermore, the Officer raised concerns that the shading of the gardens and the flats themselves due to the proximity to the trees would put undue

pressure on the requirement for works to the trees (i.e. through crown lifting/reduction or the removal of the trees).

20. From a planning perspective, it was previously determined that the potential harmful impact on the trees is outweighed by the benefits of the scheme in providing affordable housing. Whilst the loss of one tree is considered justifiable, the scheme could potentially lead to the loss of further trees. Significant weight has been given to the presence of the trees in the street and therefore any further loss would be harmful to the wider landscape. Previous planning consent required the submission of details of new planting to ensure that there was no further harm to the landscape character of the site and wider street scene. Under the current scheme these details have been re-submitted and it is considered that subject to conditions (4, 5, 6 and 11) for development to be carried out in accordance with the submitted information, the proposal would not have a detrimental impact on the character of the site and wider landscape character along the street scene. As such the proposed development is considered to accord with policies CC03 and TB21 of the MDD Local Plan.

Environmental Health:

21. No known contamination issues exist on or in close proximity to the site however the site is used for the parking of vehicles and this could potentially lead to some contamination from oil spills. As such, and due to the residential use of the proposal, the Environmental Health Officer requires a condition (7) for a survey to establish if any contamination is present.

Amenity Space for future occupiers:

22. The Borough Design Guide states that flats should have access to some form of amenity space through the provision of private or communal garden space. The proposal would provide two sections of amenity space, one for plots 1 and 3, the other for plots 2 and 4. Both of these would have an area of approximately 42m² which although of a relatively small size, could still accommodate typical garden activities. As such, the proposal is considered acceptable in this respect.

Internal Space Standards:

23. Internal space standards for new dwellings are set nationally. For a one bedroom flat the minimum requirement is 50m² (two bed spaces) and a two bedroom flat 61m² (three bed spaces). The proposal would be 50m² and 65m² respectively and would therefore meet the requirement. As such, the proposal is acceptable in this respect.

Biodiversity:

24. As no buildings would need to be demolished and the site is only used for dumping rubbish and parking cars, no harmful impact on biodiversity is considered to occur. As such, the Biodiversity Officer raises no objection to the proposal.

Sustainability:

25. The impact on sustainable design and construction was considered acceptable through application F/2015/0073. One of the alterations of the scheme however includes the provision of solar panels. Policy CC04 does not require a proposal of this scale to

provide such renewable energy and neither does the scheme meet the requirement of policy CC05 in terms of achieving a 10% reduction in carbon emissions. It is noted however that the applicant requires the solar panel provision for aspects outside of the planning system. Given that the solar panels would provide renewable energy, which is a benefit of the scheme, no objection is raised to achieving above and beyond the policy requirement.

Community Infrastructure Levy, Affordable Housing and SPA:

- 26. **Community Infrastructure Levy:** As the proposal is for the construction of new dwellings, it would be a CIL liable development. The CIL charge for new residential development is set at £365 per square metre for any net increase in residential floor space. It is noted however that the scheme would likely be for affordable housing and therefore an exemption for the CIL charge could potentially be applied for.
- 27. **Affordable Housing:** The proposal does not meet the threshold for the provision of affordable housing as per Policy CP5 of the Core Strategy. However, the applicant proposes to provide the properties as affordable housing which exceeds the requirements of the development plan and is therefore beneficial to the scheme.
- 28. **Special Protection Area:** Whilst the proposal is within 7 km of the Thames Basin Heath Special Protection Area, it does not meet the threshold for mitigation against the SPA. As such, a mitigation strategy or contribution to the Council's agreed mitigation strategy is not required.

CONCLUSION

The application is considered to be acceptable in terms of the impact on the character of the area, neighbouring properties and highways. Most of the parking that would be lost as part of the proposal would be replaced and the proposal would provide adequate living amenities for future occupiers. Given the current use of the site, the proposal is considered to have a positive impact on the area and, as such, the proposal is recommended for conditional approval.

CONTACT DETAILS

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