

Agenda Item 55.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
171467	22/8	Wokingham Town	Westcott	Scheme of delegation (WHL)

Applicant Wokingham Housing Limited

Location Land between 24 & 25 Gorrick Square, Wokingham. **Postcode** RG41 2PA.

Proposal Full application for the proposed erection of a 3no bed dwelling with associated management facilities, garden and 4no on site car parking spaces.

Type Minor
PS Category 13
Officer Mark Croucher

FOR CONSIDERATION BY Planning Committee on 8th November 2017
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application proposes the erection of an assisted living property with 4 bedrooms (3 bedrooms for residents and 1 bedroom for onsite carer). The site is previously undeveloped and is within the defined settlement boundary of Wokingham. The site is within a sustainable location and the principle of erecting an assisted living unit is acceptable.

The building will be a single storey bungalow set in-between existing residential properties that front onto Gorrick Square. It will be set back from the established building line and will not be a prominent feature from the public realm. The low height of the building and orientation of neighbouring properties means that the development will not detrimentally impact the amenity of the neighbouring residents. The level of parking will meet the Council's parking standards and the access onto Gorrick Square has no safety implications. Sufficient areas of soft landscaping and adequate garden sizes would be incorporated. Slow worms found on the site can be safely translocated to an appropriate off site area subject to the details being secured as part of legal agreement.

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 the recommended conditions and the applicant entering into a legal agreement.

PLANNING STATUS

- Major Development Location

RECOMMENDATION

APPROVAL, subject to a legal agreement to secure translocation of slow worms and

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

This permission is in respect of the submitted application plans and drawings numbered ref: 967/OD41 Rev B, 967/OD42 Rev A, 967/OD43 Rev A, 967/OD44 Rev A, 967/OD45 Rev A, 967/X01, 967/X03 and 967/X04. 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

2. 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

3. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a Landscape Proposals Plan and Planting Plan & schedule. 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)

4. 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)

5. The development hereby approved shall be carried out in accordance with the Arboricultural Method Statement and Impact Assessment dated 14.06.2016 ref: PRI20559aia-ams unless otherwise agreed 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).

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

6. 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 weatherproof 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.

7. 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: In the interests of highway safety.

Drainage

8. 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:

- i) 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;
- ii) include a timetable for its implementation; and
- iii) 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

9. 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 8:00am and 6:00pm 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.

Ecology

10. Prior to occupation of the development full details of biodiversity enhancements to include the locations of bird and bat boxes, tiles or bricks, and native and wildlife friendly landscape planting shall be submitted to and approved in writing. The agreed details shall be implemented prior to the occupation of the building unless otherwise agreed in writing by the Local Planning Authority.

Reason: To incorporate biodiversity in and around developments in accordance with Paragraphs 109 and 118 of the NPPF.

11. Vegetation removal and other works that may disturb active bird nests is to be undertaken outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with Policy CP7 of the core strategy and wildlife legislation.

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 development hereby permitted may be liable to pay the Community Infrastructure Levy. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/> .

3. 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/>.
4. The approval of the application is subject to the applicant entering into a legal agreement to ensure slow worms found on site are translocated to an appropriate habitat off site.

PLANNING HISTORY

None.

SUMMARY INFORMATION

Site Area	0.089 hectares
Existing density of area	18 dph
Proposed density of area	19 dph
Previous land use(s) and floorspace(s)	Nil
Existing units	0
Proposed units	1
Existing parking spaces	0
Proposed parking spaces	4

CONSULTATION RESPONSES

Highways – No objection subject to conditions 7 and 8.

Trees and Landscape – No objection subject to conditions 4 - 6.

Ecology - No objection subject to conditions 11 & 12 and legal agreement securing the details of the translocation of slow worms.

Environmental Health – No comment.

REPRESENTATIONS

None.

APPLICANTS POINTS

- The development will serve a need for this type of accommodation within the borough.
- The design has addressed the comments previously raised by the Council.
- The proposal accords with the development plan policies.
- 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
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	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 TB07 Internal Space Standards TB21 Landscape Character TB23 Biodiversity and Development

PLANNING ISSUES

Principle of development

1. The application site is in a Major Development Location in the defined settlement boundary of Wokingham. The proposed development is for the erection of 1 no. 4 bedroom property that will be used adults with physical and/or learning difficulties that require that will be dependent on a full career. The proposed development is therefore considered to be a C2 use (residential institution).
2. Core Strategy policy CP2 states that to *'ensure new development contributes to the provision of sustainable and inclusive communities (including the provision of community facilities) to meet long term needs, planning permission will be granted for proposals that address the requirements of:*
 - *An ageing population, particularly in terms of housing, health and wellbeing; and*
 - *People with special needs, including those with a physical, sensory or learning disability or problems accessing services.'*
3. Policy TB09 of the MDD Local Plan states that *'the Council will in principle support proposals which provide for the following types of accommodation to provide for peoples' needs over a lifetime:*
 - a) *Extra care homes*
 - b) *Dementia extra care units*
 - c) *Enhanced sheltered schemes*
 - d) *Proposals that allow the elderly and those with disabilities to remain in their own homes or purpose built accommodation.'*

4. Paragraph 2.41 of the Core Strategy states *'housing with support will be a key development requirement. Our aspiration is to develop at least 80 new tenancies over the next 5 years to meet the housing needs of those with learning disabilities, physical disabilities and those with mental health problems.'*
5. The proposal has been submitted by Woking Housing Limited in response to identified need for the proposed supported accommodation. It is considered that the proposed development is acceptable in principle, subject to the other material considerations set out in this report.

Design and impact on character and appearance of the area

6. The existing site comprises of a parcel of undeveloped land in-between the properties 24 and 25 Gorrick Square. The site is not being used for residential garden land and is considered to have a 'nil use'. The dwellings in Gorrick Square are generally two storey semi-detached and terrace houses fronting onto a small public green. The proposed dwelling would be set back from the building line and would be a single storey bungalow. Whilst the bungalow would not match the 2 storey properties to either side of the site, there are single storey properties in the immediate vicinity that front onto Tangle Drive. The bungalow will be set back from the road by approximately 35 metres and therefore will not be a prominent feature within the public realm.
7. The proposed density of the area will increase from 18 dph to 19 dph as a result of the development and therefore it is considered that the proposal will maintain the spatial characteristics of the locality. Whilst the proposed development will be set back from the established building line it will fit into the general grain of development that characterises the area.
8. The Borough Design Guidance SPD recommends that residential dwellings should be set 1 metre off the side boundary and the proposal will comply with this recommendation. It is not necessary to site the building further away from the common boundaries due to the low profile of the proposed bungalow.
9. The design and vernacular of the dwelling is relatively simple and the hipped roof form will relate satisfactory with other hipped roof buildings in the immediate area. The materials pallet of the development is secured by condition 3.
10. 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

11. The proposed dwelling will have a ridge height of 5.2 metres and an eaves height of 2.5 metres. The single storey design and limited height of the proposal minimises the impact on neighbouring residents. The neighbouring properties (24 & 25 Gorrick Cottage) are orientated so their rear windows do not directly face onto the application site. The proposed bungalow will only be visible from peripheral views from the rear of these existing houses and it will not be a detrimentally overbearing feature.
12. The front windows of the proposed bungalow will be approximately 22 metres from

the neighbouring rear windows and will comply with the minimum separation distance set out in the Borough Design Guide SPD. The proposed development will not result in a detrimental level of overlooking or loss of privacy to the neighbouring residents.

13. The dwelling is single storey and the development will not overshadow the neighbouring properties rear windows. The development will overshadow parts of the adjoining rear gardens but this is considered to be limited due to constrained height of the resulting building and the generous size of the adjacent gardens.
14. The rear garden serving the bungalow will be over 11 metres deep. The nearest property to the south will be approximately 24 metres away from the rear elevation of the proposal. The development will therefore meet the minimum back-to-back separation distance of 22 metres as set out in the Borough Design Guide SPD.

Amenity of future occupiers

15. Whilst the proposed development is not for open market housing, the internal layout has been assessed against the '*Technical housing standards – nationally described space standard*' (2015) issued by central government. The overall floor space of the dwelling will be approximately 154 sqm and will comply with the minimum of 90 sqm for a single storey 4 bedroom property. All of the bedroom sizes meet the nationally described standard. The proposed rear garden will be over 11 metres deep and will be commensurate with size of the development and the accommodation within the building. The proposed development will provide an acceptable living environment to the future occupiers.

Highways and parking

16. The proposed bungalow will have 3 bedrooms and 1 room for an onsite carer. The proposal is to accommodate adults with learning and/or physical disabilities and it is anticipated that few of the occupants would have their own vehicle. Notwithstanding this, the proposal will accommodate 4 on-site parking spaces for occupants and visitors and this meets the council's parking standards. There is adequate space for vehicles to manoeuvre on site and leave in a forward gear. Vehicle speeds along this section of Gorrick Square are low and there are no highway safety implications with the vehicle access to the site.
17. The Highway Engineer has considered the application and raised no objection subject to conditions 7 and 8. 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

18. Two small trees are proposed to be removed from the site. A large oak tree to the rear of the site will be retained and the Tree and Landscape Officer is satisfied that the impact on this tree will be acceptable. There are other small trees located around the periphery of the site and these will be maintained. There will be sufficient space around the site to incorporate sufficient soft landscaping, including at least two replacement trees. Additional details regarding the proposed landscaping will be required and this is secure by recommended conditions 4 - 6.

Drainage and Flooding

19. The application site is in Flood Zone 1 where the risk of flooding from rivers is low and, as such all forms of development, including 'more vulnerable' uses, are acceptable.

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 9.

Environmental Health

21. There are no known contamination issues on the site. The site is greenfield land with no history of previous development. A railway line is located to north east. The site is within close proximity to other residential dwellings and therefore condition 9 is recommended to ensure constructions works are not carried out at antisocial hours. The Environmental Health Team has considered the application and raised no objection.

Ecology

22. A phase 1 habitat survey and reptile survey has been submitted. Slow worms have been found on site and a strategy has been recommended to translocate them to other suitable reptile habitats within the Borough. A legal agreement is required to ensure the slow worms are appropriately translocated and the Council's Ecologist has confirmed that this is acceptable mitigation.

23. It has also been recommended that the development incorporates wildlife enhancements such as bird & bat boxes and native species planting. Condition 11 is recommended to secure wildlife enhancements.

4.0 CONCLUSION

The site is previously undeveloped and is within the defined settlement boundary of Wokingham. The site is within a sustainable location and the principle of erecting an assisted living unit is acceptable. The building will be a single storey bungalow set in-between existing residential properties that front onto Gorrick Square. It will be set back from the established building line and will not be a prominent feature from the public realm. The low height of the building and orientation of neighbouring properties means that the development will not detrimentally impact the amenity of the neighbouring residents. The level of parking will meet the council's parking standards and the access onto Gorrick Square has no safety implications. Sufficient areas of soft landscaping and adequate garden sizes would be incorporated. Slow worms found on the site can be safely translocated to an appropriate area off site subject to the applicant entering into a legal agreement.

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

CONTACT DETAILS

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