

Agenda Item 136.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
F/2014/2784	17/8	Remenham	Remenham Wargrave & Ruscombe	Councillor John Halsall

Applicant Mr T Cole
Location Green Isle, Wargrave Road, Remenham **Postcode** RG9 3JD
Proposal Proposed erection of dwelling and boathouse following the demolition of existing dwelling and boathouse. Plus alterations to existing footbridge.
Type Minor dwellings
PS Category 13
Officer Graham Vaughan

FOR CONSIDERATION BY Planning Committee on 29th April 2015
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application site is in the Green Belt and designated countryside within Remenham. Although accessed from Wargrave Road, the dwelling on the site is on an island in the River Thames. The island also contains a boat house with residential accommodation above. Whilst the only dwelling in the area to be on an island, there are numerous other dwellings that address the river and as well as Marsh Lock and weir. Generally the character is of large properties on substantial plots with a significant amount of vegetation on the boundaries. The application is for a replacement dwelling and boat house both of which would be a contemporary design. The site is within Flood Zone 3 however, the dwelling would be designed to flood at ground floor level with the rest of the property raised above the flood level.

The proposal would increase the size of the dwelling and boat house. However, this would be an increase of 34% over the original volume on the site. As such, the proposal is considered to accord with local plan policy regarding Green Belts. Furthermore, whilst the proposal is of a large scale, it is not considered to have a significantly harmful impact on the character of the area relative to the existing dwelling. Additionally, due to the separation distances to the neighbouring properties, no detrimental impact is considered to occur on residential amenities. As such, the proposal is considered to accord with local plan policy and is therefore recommended for approval.

PLANNING STATUS

- Green Belt
- Countryside
- Sand and gravel extraction
- Groundwater protection zone 3
- Flood Zone 3
- Minerals consultation zone
- Nuclear consultation zone
- Contaminated land consultation zone

RECOMMENDATION

That the committee authorise the GRANT of PLANNING PERMISSION subject to conditions:

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 '164-200-001-B' '164-200010-A', '164-200-011-A', '164-200-012-A', '164-200-020-B', '164-200-021-A', '164-200-022-B', '164-200-023-B', '164-200-024-A', '164-200-030-C' received by the local planning authority on 17th December 2014 and the revised plans on 2nd April 2015. 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 details of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The details shall include
 - Dimensions, locations, gradients, invert, cover levels and maintenance arrangements of the proposed drainage system
 - Evidence of correspondence with the Environment Agency confirming agreement in principal to discharge the proposed rate of runoff to the River Thames
 - A copy of the Flood Risk Management Plan

Any drainage strategy shall be implemented in accordance with the approved details before the dwelling is occupied.
Reason: To ensure surface water drainage would not be detrimentally impacted by the proposal and would not exacerbate flooding off the site. Relevant Policies: Core Strategy policies CP3 and CC10.
5. a) 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).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, 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

6. 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.

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

7. The development hereby permitted shall be carried out in accordance with the contingency, mitigation and enhancement measures contained in the submitted Daylight Bat Survey, paragraphs 4.2.1 to 4.3.3 inclusive and appendix 3 (John Wenman Ecological Consultancy, Ref: R957/b, April 2015) unless otherwise approved in writing by the local planning authority. The dwelling shall not be occupied until a report by the supervising ecologist has been submitted to and approved in writing by the local planning authority to satisfactorily demonstrate the contingency, mitigation and enhancement measures have been carried out.

Reason: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development and favourable conservation status is maintained. Relevant Policy: Core Strategy Policy CP7

8. 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 TB21

9. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment December 2014 ref: 32330/001 and plan 164-200-030-C and the following mitigation measures detailed within the FRA:
- The proposed built footprint will not be any larger than existing, which is 135sqm.
 - Flood resilience and resistance measures will be implemented as proposed.
 - The surface water management features, including green roofs and permeable paving, will be implemented as proposed.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to provide floodplain storage. Relevant policy: MDD Policy CC09

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 fences, walls or gates shall be erected unless of a permeable design.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

11. The dwelling shall achieve Code Level 4 in accordance with the requirements of the Code for Sustainable Homes: Technical Guide [or such national measure of sustainability for house design that replaces that scheme]. No dwelling shall be occupied until a Final Code Certificate has been issued for it by an accredited assessor certifying that Code Level 4 has been achieved.

Reason: To ensure developments contribute to sustainable development. 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 policy CC04

12. Notwithstanding the provisions of Classes A, B, C, D, E, F and G 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 safeguard the character of the Countryside and neighbouring amenities. Relevant policy: Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policy TB21

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 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

21037	Wooden footbridge between island and mainland conditionally approved on 5 th April 1984
21942	Vehicular access from Wargrave Road conditionally approved on 20 th September 1984
26432	Replacement garage conditionally approved on 3 rd November 1986
42219	Single storey extension conditionally approved on 9 th September 1994
F/2007/0017	Erection of new first floor balcony conditionally approved on 22 nd February 2007

CONSULTATION RESPONSES

South Oxfordshire	No comments received
Thames Water	No objection
Environment Agency	No objection subject to condition (9)
Highways	No objection
Biodiversity	No objection subject to condition (7)
Tree and Landscape	No objection subject to conditions (5, 6 and 8)
Environmental Health	No objection
Drainage	No objection subject to condition (4)
Waste Services	No comments received
Remenham Parish Council	Objection due to the following: <ul style="list-style-type: none">• The proposed structure (although nominally just a modest volume increase) has a larger apparent volume (and raised level of light pollution) than the existing property (that it is proposed will be demolished) as seen from the Thames Footpath. RPC believes that this is an important Thames view between Henley and Marsh Lock for many people that should be

Local Members	<p>preserved/enhanced.</p> <ul style="list-style-type: none"> In the proposal the main building would move downstream, exposing houses that are presently hidden behind. RPC believes that the proposed development would dwarf its surroundings and be harmful to the Green Belt. <p>Listing request if the recommendation is for approval by Councillor John Halsall due to inappropriate development in the Green Belt and out of character with surrounding river properties.</p>
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REPRESENTATIONS	
<ul style="list-style-type: none"> Letter of objection received from the River Thames Society: <ul style="list-style-type: none"> Bulk at the upper floor level would lead to dominant and overbearing visual impact to river users Design is out of keeping with the other domestic buildings Letter of objection received from the Marsh Mills Residents Company (on behalf of the residents of Marsh Mills): <ul style="list-style-type: none"> Scale and design of the proposed development would appear to be disproportionate to the property it is intended to replace Removal of trees would have a detrimental environmental impact Visual detraction on other properties The site is a haven for wildlife and the removal of trees would be detrimental to this Letter of objection received from neighbouring dwelling, Mill Pool Cottage: <ul style="list-style-type: none"> Mill Pool Cottage is not a three storey property and views towards it from the river make it look larger than it actually is A smaller, more modest dwelling would have a more acceptable impact on local wildlife 	

APPLICANTS POINTS	
<ul style="list-style-type: none"> The proposal is for an innovative and ambitious project and would be pioneering in house building The dwelling would be able to flood without significant detriment to the occupants. The proposal accords with Green Belt policy and would enhance the site and local area 	

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
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
	CP11	Proposals outside development limits (including countryside)

	CP12	Green Belt
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
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB01	Development in the Green Belt
	TB07	Internal Space Standards
	TB21	Landscape Character
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide SPD

PLANNING ISSUES

Description of Development:

1. The scheme is for a replacement dwelling in order to construct a building that would be resilient to flooding and low intensity in energy usage. The proposal also includes a boat house which would use the existing river space but have an earth covering to blend into the area. The property would be of a contemporary design with an emphasis on views to the river. The design takes a diamond shape and would have the majority of the rooms at first and second floor with an overhang and void at ground floor on one side. The dwelling would be designed to flood at the ground floor but maintain an access to the footbridge, and therefore the site on Wargrave Road, at first floor.

Principle of Development:

2. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
3. The site is located in the Green Belt and designated countryside. The NPPF states that local planning authorities should give great weight to any harm to the Green Belt and that inappropriate development, by definition, is harmful to the Green Belt. As such, it should not be approved except in special circumstances. The NPPF also highlights that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their openness and their permanence. The NPPF gives certain exceptions as to what is considered not inappropriate development in the Green Belt. Amongst other things, this includes “the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces” (para 89). The proposal is considered to come under this category and therefore it must be determined if it complies

with this. Local plan policies TB01 and CP12 support the NPPF however these policies do not specifically define what is materially larger. Notwithstanding this, it has been upheld at a High Court appeal that when determining if something is materially larger, all aspects such as height, width, length, foot print and volume should be taken into account but also viewed in the context of the site, the Green Belt and the original buildings.

4. The Design and Access Statement states that the dwelling and boathouse were constructed prior to 1948 and the conservatory added after this date. In line with Green Belt policy, the volume on a site should be taken as that which existed on 1st June 1948 or from the date it was built if after this date. As such, the volume on the site comprises of the main dwelling and the residential accommodation in the boat house which amounts to 928 m³. The new dwelling would 1193 m³ and this equates to a 28.5% increase in volume. There is also a replacement boat house proposed which would utilise the existing boat mooring (and space around it) but would be covered with earth works to fit into the area. This would be 50 cubic metres and therefore the total increase in volume across the site would be 34%. It is acknowledged that there would be a large overhang and therefore a void at ground floor beneath the main part of the dwelling which would increase the visual bulk of the dwelling relative to the existing. However, the area would be open on three sides allowing views through it and would be of a sufficient size to ensure it would be seen as a gap, rather than perceived as part of the building. As such, this area is not considered to constitute volume that should be taken into account.
5. As shown on plan '164-200-030-C', the dwelling would in fact decrease in length from 14 metres to 11.2 metres. There would be an increase in width however from 11.1 metres to 21.5 metres. This would result in a decrease in footprint from 135 m² to 120 m² (a reduction of 13%). The ridge height of the proposal would be 1.07 metres higher than the existing ridge height but would have a shallower roof pitch. Additionally, the proposal would be set back into the site away from the river edge to the south. Much of the additional built form is due to the volume being moved from ground floor to first and second floor and, as such, it is acknowledged that the proposal would be physically larger than the existing.
6. As stated previously, the boat house and the dwelling are considered to be the original buildings as of 1947 and therefore weight should be given to this. The proximity of the boat house to the dwelling means that the gap between them is not fully appreciated and therefore the main view of the existing buildings (i.e. when looking from the river side) results in one large building. When taking into account the two buildings together, the proposal is considered to be a marginal increase in terms of height, width and length. Furthermore, in volume terms, this would be within 35% of the original buildings on the site. Given this the proposal is not considered to be materially larger than the existing built form on the site to the extent it would have a harmful impact on the Green Belt. On balance therefore, the proposal is considered to be acceptable and accords with the NPPF, policy CP12 of the Core Strategy and TB01 of the MDD.
7. The site is located outside any defined settlement area and therefore the proposal needs to accord with Policy CP11 of the adopted Core Strategy. This states that proposals outside of development limits will not normally be permitted except where, in the case of replacement dwellings, they bring about

environmental improvements or do not result in an inappropriate increase in the scale, form or footprint of the original building. Whilst there would be an increase in the scale of the dwelling, the footprint would be reduced and it is considered it would be of a similar bulk to the existing built form on the site. Additionally, given that a residential dwelling exists on the site, and development cannot occur further due to the physical limits of the island, a replacement dwelling, albeit of a larger scale, is not considered to have a significantly harmful impact on the countryside. In addition, the proposal seeks to reduce instances of flooding to the dwelling which is considered an environmental improvement. As such, the proposal is considered to accord with the exception criteria in Policy CP11.

Impact on the Character of the Area:

8. The existing dwelling is located on a small island on the River Thames and is located to the south east of the island. There is a boat house adjacent to the property and the island is accessed by a foot bridge. This leads to a vehicular turning area and access onto Wargrave Road. The island has a large amount of mature vegetation including a tree in close proximity to the dwelling. Around the site, a converted mill and other residential properties are located adjacent to Wargrave Road and Marsh Lock is visible to south as well as other residential properties in Henley. Overall, the site has a rural, verdant character with dwellings of different design and types interspersed along the river.
9. The proposed replacement house would utilise the existing built form of the site and although larger, would not be significantly taller than the existing dwelling. The property would be relocated on the island and set more centrally and indeed further back from the river. The proposal aims to have a floodable area at ground level and therefore places an emphasis on first and second floor accommodation. The house would be cantilevered above a void at ground floor and set in a diamond shape with a low pitched roof. As a result, the main section of the building would be at a higher level. The design would utilise views to the river and have a vertical emphasis with long and thin windows (and supporting columns between them). This would be in a stone finish with a zinc roof however precise details would be agreed at a conditions stage (condition 3).
10. The proposal would have an appreciably greater presence on the site, partly due to the increase in size but also due to its striking appearance. It is acknowledged that volume from the ground floor would be moved to the first and second floors (and therefore create a void at ground floor level) which would increase its scale. However, the dwelling is located on an island and this in itself makes it different to other properties. In terms of establishing a replacement dwelling in this location, although larger in volume, the footprint would decrease and the property would be set slightly further back from the main view on the river. As a result, in terms of plot coverage and the fact there is built form already on the island, the proposal is considered to detrimentally impact on the character of the area in this respect.
11. Along the river, there is no set design of dwellings with many traditional style properties juxtaposed with contemporary styles. Furthermore, the interplay between the verdant landscape, the river and interspersed dwellings is part of what comprises and contributes to the riparian character. In particular, the mix of dwelling styles and architectural types along the river indicate the evolving nature

of the river scene and how it has changed over time. In this section of the river, numerous architectural styles can be seen including a 1970's block of flats, modern timber dwellings and a mock Georgian style property. As a result, it is considered there is no prevalent local building form which would serve to establish a locally distinctive style. In this respect, it can be concluded that the current dwelling already differs from neighbouring properties and therefore its replacement; albeit in a contemporary style, would not detrimentally impact on the character of the area.

12. Notwithstanding the above, it is acknowledged that concerns have been raised regarding the proposed scale of the property and its visual impact in the river scene. In particular, the vertical emphasis of the property could be considered to result in the building appearing larger than it actually is. To counter this, the architect has provided a scale model of the proposal to show the difference between the existing and proposed dwelling from different viewpoints. From this, it is concluded the impact would be very minimal. Additionally, the proposal would be set back in the site whereas the existing dwelling is located immediately adjacent to the river. As such, and taking into account the design of the proposal, it is considered that on balance, the replacement dwelling would not detrimentally impact on the character of the area.

Residential Amenities:

13. The nearest residential property is approximately 25 metres away at its closest point. Due to this, no harmful impact is considered to occur in regards to overlooking, overbearing or a loss of light.

Highways and Access:

14. The existing property is accessed via a footbridge from Wargrave Road where the vehicular access is located. This would not change as a result of the proposal and therefore the access and parking would remain the same. Furthermore, existing buildings within the curtilage on the Wargrave Road section would be provide cycle storage. As such, the Highways Officer raises no objection to the proposal.

Flooding:

15. The site is within Flood Zone 3 and has many historical examples of flooding. The current floor level is set at 32.21 m AOD with the Environment Agency reporting flood levels at 33.68m AOD. The requirement to overcome this flooding aspect has been fundamental in achieving the current design. As well as raising the finished floor level of habitable rooms above the flood level, the footprint of the property would decrease by 13% thereby improving flood storage amounts.
16. A Flood Risk Assessment has been submitted which concludes the development would be safe and there would be no increase in flooding elsewhere. The Environment Agency has assessed this as well as a plan to show the volume/footprint calculation on the site and concluded that there would not be a harmful impact. As such, the Environment Agency is satisfied that no detrimental impact on the property itself or neighbouring properties would occur, subject to a condition (condition 9).

17. Criterion 3 of policy CP11 states that development in the countryside may be acceptable where the scheme brings about environmental improvements. Given that the dwelling would largely be taken out of the flood zone (but with the lower section designed to flood if necessary), it is considered some weight should be placed on this section of CP11.

Landscape and Trees:

18. The Wargrave Road site contains trees and an area Tree Preservation Order adjacent to the river; however none of these would be affected by the proposal directly. The island site contains numerous trees however none of these are protected by TPOs. The trees do contribute to the wider character of the area and therefore the Tree and Landscape Officer has stated that they should be retained where possible. As such, and following a revision to the proposal, all trees except for the large willow would be retained. However, the willow has been identified as likely to fail entirely in the short term and the Tree and Landscape Officer does not object to this. Replacement planting can be agreed through a landscaping scheme which would either negate the loss of the willow or provide a net increase in the number of trees on the site. As such, subject to conditions, the Tree and Landscape Officer does not object to the proposal (conditions 5, 6 and 8).

Environmental Health:

19. The Environmental Health Officer has confirmed there is no known contamination concern with the site and that due to the distance to neighbouring properties, noise and lighting would not be an issue.

Amenity Space:

20. The existing property is on an island and already has ample amenity space far exceeding the 11 metre guideline as set out in the Borough Design Guide. Whilst the proposal would change the location of the dwelling, the resultant amenity space is still considered to be sufficient.

Internal Space Standards:

21. The internal space standards for new dwellings are set out in the Borough Design Guide and supported by Policy TB07 of the MDD Local Plan. Given the size of the rooms, the configuration of the dwelling and windows, it is considered the proposal would exceed the internal space standards.

Protected Species:

22. An ecological survey was undertaken which concluded that there was no evidence of bats being able to use the buildings on site or the willow tree. However the survey does recommend precautionary methods for tree works and wildlife enhancement. As such, the Biodiversity Officer is satisfied that the proposal would not have a harmful impact on biodiversity subject to a condition requiring these methods to be carried out (condition 7).

Sustainability:

23. In line with Policy CC04 of the MDD, new dwellings shall meet Code 4 for sustainable homes or demonstrate why this is cannot be achieved. Furthermore, all development should incorporate suitable waste management facilities including on-site recycling. It is considered the dwelling would be able to meet Code 4 (or potentially higher) due to its low energy usage and therefore this would meet the policy requirement. To ensure this however, a condition requiring code 4 can be attached (condition 11).

Infrastructure, SPA and Affordable Housing:

24. **Infrastructure:** As the proposal is for the construction of a new dwelling, 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. As a result, the CIL charge for this development would be £377,446.50. It is noted however that the scheme would likely be a self-build project and therefore an exemption from the CIL charge could potentially be applied for.

25. **Affordable Housing:** The application does not meet the threshold required to provide affordable housing.

26. **Special Protection Area:** The proposal is not within 5 km of the Thames Basin Heath Special Protection Area and therefore a mitigation strategy or contribution to the Council's agreed mitigation strategy is not required.

CONCLUSION

The proposal would not have a significantly harmful impact on the Green Belt, being no more than 34% increase in volume above the original. Although the scale of the proposal would be increased, it would not have a significantly greater harm than the existing bulk and mass currently on the site. The proposal would also not have a harmful impact on residential amenities, the highway network, environmental health or tree and landscape issues. Given that the main habitable areas would be taken out of the flood zone and the foot print on the site would decrease, there is an overall benefit in terms of flood risk. As such, the proposal accords with Local Plan policy and is recommended for approval.

CONTACT DETAILS

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