

Agenda Item 135.

| | | | | |
|--------------------------------------|-------------------------------------|---------------|-----------------|--|
| Development Management Ref No | No weeks on day of committee | Parish | Ward | Listed by: |
| F/2015/0073 | 16/8 | Shinfield | Shinfield North | Scheme of delegation – Wokingham Borough Council application |

| | | | |
|--------------------|---|-----------------|---------|
| Applicant | Wokingham Housing Limited | | |
| Location | Land adjacent to 1 Anson Walk, Shinfield | Postcode | RG2 8JU |
| Proposal | Proposed erection of 2no two bed and 2no one bed flats with associated parking and landscaping. | | |
| Type | Minor – Dwellings 1-9 | | |
| PS Category | 13 | | |
| Officer | Graham Vaughan | | |

| | |
|-----------------------------|--|
| FOR CONSIDERATION BY | Planning Committee on 29 th April 2015 |
| 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. The site has 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 properties is considered to accord with Local Plan policy.

The application itself is for the erection of 4 flats with associated parking and amenity space. The parking currently on the site would be replaced and the access from Anson Crescent would remain. It is considered that the proposal represents a good use of the site and would contribute to the Borough's housing land supply. Furthermore, the proposal would have an acceptable impact on the character of the area and no harmful impact on neighbouring properties would occur. Therefore, the scheme is 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 by the subject to the following:

A. Prior completion of a signed unilateral undertaking as outlined in this report to provide for affordable housing.

B. The Head of Development Management to be authorised to refuse the application in the event of the s.106 agreement not being completed within

three months of the date of the decision.

C. Conditions and informatives:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).
2. This permission is in respect of the submitted application plans and drawings numbered '6391:14:1 Rev G' and '6391:14:2 Rev A' received by the local planning authority on 8th May 2014 and the revised plans on 14th January 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. Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.
All hard and soft landscape works shall be carried out in accordance with the approved details 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 which, 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
5. a) No development or other operation shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be

implemented in complete accordance with 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

6. Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

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

7. Prior to the demolition of the existing buildings and structures and prior to development of the site, an assessment shall be carried out to determine whether any harmful materials are present and where such materials are found then measures shall be taken to prevent such materials from contaminating the land to be redeveloped. 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

8. No development shall commence until the off-site works comprising junction improvements at Anson Crescent including new 5m junction radii and widening the access road to 4.8m for a distance of 8m have been provided in accordance with construction details to be submitted and approved by the LPA.
Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.
9. No other development of the site as hereby approved shall take place until the access has been constructed in accordance with the approved plans.
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.
10. 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.
11. 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.
12. 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
13. The dwellings 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

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. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated **[Insert appropriate date]**, the obligations in which relate to this development.
3. 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.
4. 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

No relevant history

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 | 8 |

CONSULTATION RESPONSES

Thames Water No objection subject to informative (3)

| | |
|--------------------------|---|
| Environment Agency | No objection |
| Berkshire Wildlife Trust | No comments received |
| Woodland Trust | No comments received |
| Forestry Commission | No comments received |
| Highways | No objection subject to conditions (8 – 11) |
| Biodiversity | No objection |
| Tree and Landscape | No objection subject to conditions (4 - 6 and 12) |
| Environmental Health | No objection subject to condition (7) |
| Waste Services | No comments received |
| Drainage | No objection subject to condition |
| Shinfield Parish Council | Welcome additional social housing but concerned over the level of provision of amenity space, noise levels, the amenity space being located at the front of the proposed buildings alongside the main road and the ridge height of the proposal |
| Local Members | No comments received |

REPRESENTATIONS

2 letters of support received stating that the proposal would improve the area as it is currently used to dump rubbish

APPLICANTS POINTS

- The scheme would contribute to the housing stock and provide affordable housing
- The site is brownfield
- All standards are met and the scheme provides appropriate access and parking

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 |
| | 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 |
| | SDC | Sustainable Design and Construction May 2010 |
| | WPSS | Wokingham Parking Standards Study Report October 2011 |

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 section containing the one bedroom flats would be 6.8 metres in width and 8.6 metres in length with a hipped roof with a ridge height of 8.4 metres and an eaves height of 5.0 metres. The section containing the two bedroom flats would be 9.8 metres in width and 7.5 metres in length with a hipped roof with a ridge height of 8.6 metres and an eaves height of 5.0 metres. Windows would be provided on the front and rear elevations. Internally, the properties would be the same layout with access from the main stairwell. There would be ground floor access to the rear amenity space and parking spaces to the front.

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 within a major development location and within a settlement boundary and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Impact on the Character of the Area:

4. The site is located adjacent to the Wokingham Borough boundary with the other side of the road within the Reading Borough. Both sides are residential in character. On the Reading side, there is a character of semi-detached properties on a set building line however this is not always the case with other examples of dwelling types to the south. On the Wokingham side, the character is more mixed with previous backland developments introducing different dwelling styles and types. The site itself is located between a semi-detached dwelling and a terrace, both of which are two storeys. In front of the site, adjacent to the road is the start of a line of trees which generally obscure views into the site. The site is bordered

by a wall which encloses a grass area and then leads to an area of parking which is accessed from Anson Crescent.

5. The proposal would result in a two storey building in the gap between the existing dwellings. With the retention of the wall and the majority of the trees in front of the site, it is considered the proposal would still be appropriately obscured from views and the two storey aspect would be in keeping. Whilst it is noted there is an existing gap between buildings, on the opposite side of the road, there is a line of dwellings with smaller gaps between buildings. As such, the introduction the proposal into the street scene would leave gaps similar to the opposite side of the road and therefore is considered acceptable.
6. The proposal would be in front of the building line established by the semi-detached property and the terraces and in this respect does not reflect the street scene. It is acknowledged that the porch areas to the terraces are further forward than the main building line however these are single storey and therefore their impact is not significant. As such, the plans have been revised to bring the building more in line with other properties. With the retention of the trees and wall, this is considered to be acceptable. Although it is acknowledged that the amenity space would be fronting the street, given that the view from the street scene would not be significantly altered and views into the site would not be possible, no harmful impact is considered to occur in this respect.
7. As noted, there are differing styles within the street scene and therefore the introduction of a hipped roof is considered acceptable due to the existing variation. In terms of visual integration, the proposal would be partially obscured by the trees and wall. Furthermore, with appropriate materials (Condition 3), it is considered the building could successfully integrate into the area. The fenestration detailing would be similar but not the same as neighbouring properties however there is already variation in the street scene and therefore this is acceptable.

Residential Amenities:

8. 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.

Access and Movement:

9. **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 (conditions 8 and 9). Additionally, a suitable turning area is also provided.
10. **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 four additional spaces would be provided. These four 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 (Condition 10).

11. **Sustainability:** Secure, covered cycle storage has been indicated and is considered acceptable, subject to a condition (Condition 11).

Flooding:

12. 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:

13. 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. Due to their proximity to the construction proposed, the Tree and Landscape Officer requested that a tree survey be carried out prior to determination.
14. As a result of the tree survey, the Tree and Landscape Officer has 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 Tree and Landscape Officer is concerned 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).
15. From a planning perspective, it needs to be determined whether 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. However, the Tree and Landscape Officer considers a solution for providing appropriate protection of the trees could be found by way of condition and therefore these are attached (Conditions 4, 5, 6 and 11). On balance therefore, the proposal is considered acceptable in this respect.

Environmental Health

16. 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 for a survey to establish if any contamination is present (Condition 7).

Amenity Space for future occupiers:

17. 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

18. 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. The minimum gross internal area for a one bedroom flat is 50m² and a two bedroom flat 61m². The proposal would be 51.35m² and 64.53m² respectively and would therefore meet the requirement. All other rooms would meet the space requirements and each would have a window and appropriate circulation space. As such, the proposal is acceptable in this respect.

Biodiversity:

19. 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:

20. 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 that sufficient internal and external storage could be provided to accommodate this and a condition to require Code 4 to be achieved would result in the proposal according with Policy CC04 (Condition 13).

Community Infrastructure Levy, Affordable Housing and SPA:

21. **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. As a result, the CIL charge for this development would be £84,592.40. 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.

22. Affordable Housing: The proposal does not meet the threshold for the provision of affordable housing as per Policy CP5 of the Core Strategy. However, Wokingham Housing Limited proposes to provide the properties as affordable housing and therefore a unilateral undertaking would be submitted by the applicant. Subject to this, the provision of affordable housing is considered to be acceptable.

23. 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

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

This page is intentionally left blank