

Agenda Item 8.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
F/2015/0060	19 weeks	Wokingham	Norreys	Wokingham Housing Limited application

Applicant Wokingham Housing Limited
Location Garage Block adjacent to 13 Barrett Crescent **Postcode** RG40 1UR Wokingham
Proposal Proposed erection of two storey block of 2no. two-bedroom flats together with parking and bin/cycle storage. Demolition of existing single storey garage block.
Type Full
PS Category 13
Officer Cris Lancaster

FOR CONSIDERATION BY Planning Committee on 24th June 2015
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

This is a full application and proposes redevelopment of site to provide 2 flatted dwellings of affordable housing, hard and soft landscape and parking provision.

The site is within Wokingham which identified in Policy CP9 of the adopted Core Strategy as a Major Development Location where development is acceptable in principle.

The application has attracted local objections, in respect of overlooking, loss of light and noise. However, it is considered that the design of the building is such that no material loss of amenity will result.

The application is before the Committee as it is development by the Wokingham Housing Limited The proposals are considered to be acceptable and therefore it is recommended that planning permission be granted subject to conditions

PLANNING STATUS

- Major settlement (Wokingham)
- Contaminated Land Consultation Zone
- South East Water Consultation Zone
- SPA 5 and 7km zones
- Wind Turbine Safeguarding Zone
- Public Open Space

RECOMMENDATION

That the Planning Committee authorises the GRANT OF PLANNING PERMISSION by the Head of Development subject to conditions as follows:

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. 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 buildings and all hardstandings shall have first been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory. Relevant policies: Core Strategy policies CP1 and CP3.

3. This permission is in respect of the following drawings:

Drawing Title	Drawing No	Revision
Plans and elevations	DP.100.	B
General Images	DP.101.	A
Location Plan	LP-01	C

4. Before any development is commenced, a scheme to deal with potential contamination of the site shall be submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of any contamination and the measures to be taken to avoid risk when the site is developed. No building shall be occupied until the measure have been carried out and a validation report has been submitted to and approved in writing by the local planning authority

Reason: To protect the occupants of the development from contamination and to protect the workforce undertaking the development

5. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Any subsequent investigation/remedial/protective works deemed necessary by the LPA shall be carried out to agreed timescales and approved by the LPA in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the LPA upon completion of the development.

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: NPPF, Core Strategy policy CP3

6. No development shall take place until there has been submitted to and approved in writing a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted. The works approved shall be carried out in the first planting and seeding seasons following the occupation of buildings. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species

Reason: In the interests of visual amenity. Relevant policies: NPPF, Core Strategy policy CP3 and MDD Policy TB21

7. No works related 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 8.00am to 13.00pm on Saturdays and at no time on Sundays or Bank or National Holidays unless otherwise agreed in writing with the Local Planning Authority

Reason: To safeguard amenity of neighbouring properties. Relevant policies: NPPF, Core Strategy Policies CP1 and CP3

8. Before the development hereby permitted is commenced details of all boundary treatments shall first be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The scheme shall be maintained in the approved form so long as the development remains on the site.

Reason: To safeguard amenity and highway safety. Relevant policies: NPPF, Core Strategy policies CP1, CP3 and CP6

9. No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels in relation to a fixed datum point) and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented prior to the occupation of the building

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policies: NPPF, Core Strategy policies CP1 and CP3

10. No development shall take place including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) measures to prevent the deposit of materials on the highway and details of wheel washing facilities;
- v) measures to inform local residents of commencement of development by letter and provide appropriate contact details for residents to contact the developer if they have concerns or issues

Reason: In the interests of highway safety, safety and convenience and to ensure that neighbourhood amenity is preserved. Relevant policies: Core Strategy policies CP3 and CP6

11. No part of the building hereby permitted shall be occupied or used until the vehicle parking spaces have been provided in accordance with the approved plans. The

vehicle parking spaces shall be permanently retained and remain available for the parking of vehicles at all times

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 and CP6 and MDD Local Plan policy CC07

12. No part of the building hereby permitted shall be occupied or used until the cycle parking spaces have been provided in accordance with the approved plans. The cycle parking spaces shall be permanently retained and remain available for the parking of vehicles at all times

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 and CP6 and MDD Local Plan policy CC07.

13. No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 4.8 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety.

Relevant policy: Core Strategy policy CP6.

14. No development shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. This shall include details of how prospective owners will be informed of the presence of SUDS structures in their Deed of Sales and what measures will be incorporated to ensure that they are not modified in any way and are maintained in perpetuity. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i. a timetable for its implementation, and
- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that drainage measures are managed and maintained appropriately. Relevant Policies: NPPF, Core Strategy Policy CP3 and MDD Local Plan policies CC09 and CC10.

15. 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

16. No additional windows or similar openings shall be constructed in the first floor level or above in the south or east elevations of the building hereby permitted except for any which may be shown on the approved drawings.

*Reason: To safeguard the residential amenities of neighbouring properties.
Relevant policy: Core Strategy policy CP3*

17. The windows of the development hereby permitted shown on the approved drawings to be fitted with obscured glass shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

*Reason: To safeguard the residential amenities of neighbouring properties.
Relevant policy: Core Strategy policy CP3*

18. No part of the building hereby permitted shall be occupied or used until the bin storage has been provided in accordance with the approved plans. The bin storage spaces shall be permanently retained and remain available for the storage of bins at all times

Reason: In order to ensure that secure bin storage facilities are provided in the interests of residential and visual amenity. Relevant policy: NPPF; Core Strategy policies CP1, CP3.

Informatives

1. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

2. The development hereby permitted is liable to pay the Community Infrastructure Levy. As an affordable housing development a claim for relief can be made. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development.

For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>

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. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required

under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.

Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

5. The Head of Technical Services at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

PLANNING HISTORY

None relevant to this proposal

SUMMARY INFORMATION

Site Area	0.32 hectares
Existing units	None
Proposed units	Two
Number of bedrooms per unit	Two
Proposed density - dwellings/hectare	6 dph
Proposed density- habitable rooms/hectare	18hrph
Existing density – dwellings/hectare	None
Existing density of area – dwellings/hectare	None
Number of affordable units proposed	Two
Previous land use	Residential garage court
Public Open Space proposed	None
Existing parking spaces	Approx. 14
Proposed parking spaces	Four

CONSULTATION RESPONSES

Wokingham Town Council	No objections
Building Control	No comments
Trees and Landscape	Whilst the proposed building appears to be well designed and does replace a block of run-down and unsightly garage units it will increase the sense of enclosure of the street scene and block through views of borrowed landscapes to the rear (particularly of trees). It is noted that the developers have suggested removal of an important tree to the right and rear of the garage block which is situated immediately adjacent to, and to the South of, the proposed new garden space. This is evidence of the pressure to remove this tree which, given that it will increasingly shade the relatively small garden space as it grows larger, will be difficult to resist. (Officers note: The tree

	<p>is on third party land so the applicants have no control over retention or removal)</p> <p>A standard landscape condition is suggested. Choice of materials and particularly choice of render colour will also be important to mitigate landscape impacts. Given the constrained site size, and the concomitantly small garden, the possibility of off-site planting of trees in the neighbourhood should be considered.</p>
Countryside Officer	<p>Due to the isolation of the site from suitable bat foraging habitat it is unlikely that this application will have an adverse effect on the local bat population. However it is recommended that the following informative to any permission granted:</p> <p>'Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.' (Officer note: Informative added)</p>
Environmental Health	<p>The site may be contaminated from a former use and the proposed development is sensitive in nature . It is recommended that this matter be dealt with by condition (Officer Note: Conditions 4 and 5 – contamination)</p>
Highways and Traffic	<p>The Highways Officer raised no objections subject to conditions (Officer Note: Conditions 11 - parking,12- cycle parking and 13 – surfacing of parking)</p>
Parks and Open Spaces	No comments
Property Services	No comments
Waste Services Manager	No comments
Thames Water	No objections subject to informatives

REPRESENTATIONS

Ward Members	No comments
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Neighbour Comments	Two letters of objection concerning loss of privacy as a result of overlooking from windows and loss of light as a result of proximity of the new building to existing property. (Officer Note: Condition 16 – no further openings, Condition 17 requiring fixed obscure glazing)

APPLICANTS POINTS

The applicant sets out a full justification in a Design and Access Statement which accompanied the application. In the summary the applicant confirms;

- This development provides much needed affordable housing
- It is a brownfield site comprising derelict un-used garages
- It accords with the Guidance in the adopted Borough Design Guide
- It accords with Code 4 of the Code for Sustainable Homes **(Officer note: The Code has now been repealed)**
- It meets Lifetime Homes requirements
- It has been designed to take account of neighbouring properties
- It will result in environmental improvements
- The submitted scheme responded to pre-application comments

PLANNING POLICY

National policies:

National Planning Policy Framework (NPPF)
National Planning Policy (NPPG)

Wokingham Borough Local Development Framework Core Strategy

C1 – Sustainable development
CP2 – Inclusive communities
CP3 – General Principle for development
CP4 – Infrastructure Requirements
CP5 – Housing mix, density and affordability
CP6 – Managing Travel Demand
CP7 – Biodiversity
CP9 – Scale and location of development proposals
CP10 – Improvements to Strategic Transport Network
CP17 – Housing delivery

Managing Development Delivery Local Plan Document

Cross Cutting Policies

CC01 – Presumption in favour of sustainable development
CC02 – Development Limits

CC03 – Green Infrastructure, Trees and Landscaping
CC04 – Sustainable Design and Construction
CC05 – Renewable energy and decentralised energy networks
CC06 – Noise
CC07 – Parking
CC09 – Development and Flood Risk
CC10 – Sustainable Drainage

Topic Based Policies

TB05 – Housing Mix
TB07 - Internal Space Standards
TB09 – Residential Development for vulnerable groups
TB21 – Landscape Character
TB23 – Biodiversity and development

Other guidance

Borough Design Guide Supplementary Planning Document (SPD) (Section 4)
Sustainable Design and Construction SPD
Affordable Housing SPD
Adopted Community Infrastructure Levy tariff (6th April 2015)

PLANNING ISSUES

Principle of development

- 1.This is a full application and proposes redevelopment of site to provide two 2-bedroom flats together with parking and bin/cycle storage. The proposal is by WHL and is 100% affordable housing.
- 2.The site is within Wokingham which was identified in Policy CP9 of the adopted Core Strategy as a Major Development Location where development is acceptable in principle.
- 3.The site is occupied by single storey garages which are currently unused. There is hardstanding to the front. It is previously developed 'brownfield' land.
- 4.The NPPF requires that proposed dwellings should be well integrated with, and complement local buildings in relation to scale, density, layout and access. Policy CP3 of the Core Strategy outlines that development should be appropriate to the surrounding street scene and without detriment to the amenity of neighbouring residents. Planning policy overall encourages character led development. The Borough Design Guide provides substantial advice on layout best practice.

Impact on the Character of the Area

- 5.The character of the area surrounding the site is varied with mixed house types with two storey semi-detached or terraced properties, detached properties in larger plots and a detached bungalow opposite. There is no strong building along this section of Barrett Crescent and the nearby properties display various designs and roof forms with the

terraced properties to the north-east having hipped roofs and the dwellings to the south and fronting London Road having side gabled main roofs.

6. The existing garage block, which previously served nearby dwellings, is in a dilapidated state. The garages are unused. The development would replace the garages with a two-storey building that would have the appearance of a large dwelling, with a hipped roof.

7. The proposed flats would be orientated with the principle elevation facing towards Barrett Crescent and are designed in a triangular shape to make efficient use of the site. The front elevation picks up the general building line of No. 13 Barrett Crescent and is the most publically visible part of the site. There will be other, longer distance views across the site to the south west elevation.

8. There will be open car parking to the front. However, the site is already largely hardstanding or building with little landscaping. There will also be an area of soft landscaping fronting Barrett Crescent. In response to issues raised in pre-application discussion concerning the visual prominence of the principle elevation and scale compared with surrounding properties, the applicants have introduced a double height bay to the living accommodation at ground and first floor level. This provides more visual interest and taking into account the presence of long terraces in the locality, it is considered that the development would not be out of keeping with the area.

Internal space standards

9. Policy TB07 of the Managing Development Delivery Local Plan, as amplified by the guidance in the Borough Design Guide, set out minimum space standards for new dwellings. The proposed flats both have floorspace exceeding the minimum standard of 61 sq.m.

Lifetime Homes

10. The flats have been designed to meet the 16 criteria for Lifetime Homes. Lifetime Homes provides a model for accessible and adaptable homes.

Private amenity space

11. The Borough Design Guide does not set out any minimum standard for flats. It is proposed to provide communal space to one side and the first floor flat will also have a balcony. Although small, the space is usable and practical and as such it is considered that the development accords with the guidance in the Borough Design Guide.

Impact on neighbouring amenities

12. The eastern elevation of the development will have a single window at both ground and first floors. These serve bathrooms and can be conditioned to be obscure glazed. The south western elevation has three windows at first floor to serve bedrooms and the living room for the first floor flat. There is a similar arrangement at ground floor but this also includes doors to give access to the amenity space. The remaining windows are on the front elevation. All windows are angled away from neighbours or are to be obscure glazed. There is no direct or short distance view to neighbouring properties from any of these windows and no material loss of privacy will result. Also one

neighbour has raised an issue of noise. Given that this is a relatively small residential development in a residential area, it is not considered that any adverse noise or disturbance issues would arise.

13. The site sits between Nos. 11 and 13 Barrett Crescent. There is a separation distance of 1 metre to the eastern and southern boundaries. The side elevation is angled away from the rear elevation of its neighbour. There is a separation distance in the order of 4 metres between the properties at their closest point and no material loss of light will result.

Highways

14. The Highways Authority has no objections subject to conditions. During the application process the Highways Officer asked for clarification of why the garages are no longer needed. Displacement of car parking can be a concern if on-street parking were to occur. In this case the garages are already empty and derelict and as such no loss of parking will result from the development.

Car and cycle parking

15. The proposed level of car and cycle parking provision is acceptable and satisfies the guidance contained in the Council's Parking Standards Study Report. Each flat is to have 2 allocated spaces. There is a cycle and bin store adjoining the car parking. Conditions are included in the Recommendation to ensure provision and retention of car and cycle parking (Conditions 11 and 12)

Trees and landscape

16. There are no significant trees or landscape within the site, which is largely taken up by the garage block and associated hard surfacing. The applicants submitted tree report refers to an off-site tree to the south. The Trees and Landscape Officer refers to pressure to remove the tree. The tree report confirms that this is in third party ownership and that, given the pre-existing garage slab, rooting under the existing garage is unlikely. The applicant has no control over this tree. The applicants arboricultural report states that the tree is relatively young and that the most appropriate step would be removal and replacement through a landscape scheme. However, removal would be a matter of negotiation with the owners.

17. The Tree Officer also refers to the matter of views of trees across the site. In considering this it is reasonable to consider the impact on the character of the area, addressed above. There is no right to a view and, given the mixed character of development in the area, which includes blocks of similar scale, plus the general spacing of development, it is considered that it would be difficult to sustain an objection on these grounds. Given these circumstances, it is considered that it is appropriate to maximise opportunities for planting through use of an appropriate landscaping condition.

Environmental Health

18. Contamination: - The Environmental Health Officer has suggested that demolition of existing structures on the site may give rise to contamination through the possible presence of asbestos, oil or other contaminating substances. The proposed end use is

sensitive in nature being residential with private gardens. In accordance with Paragraph 121 of the National Planning Policy Framework 2012 the Local Planning Authority must be satisfied that the land will be suitable for this proposed new use. A condition is recommended to respond to this possibility.

Community Infrastructure Levy

19. The Council adopted Community Infrastructure Levy on 6th April 2015. The development involves new dwellings for which CIL is payable and the Council would expect to issue a liability notice on grant of permission. However, the applicant is proposing affordable housing and as such can claim relief meaning no payment would need to be made if this relief claim is successful. An informative advising the applicant of the implications of CIL is recommended.

CONCLUSION

This is a full application and proposes redevelopment of site to provide 2 flatted dwellings of affordable housing, together with hard and soft landscape and parking provision.

The site is within Wokingham which is identified in Policy CP9 of the adopted Core Strategy as a Major Development Location where development is acceptable in principle.

The application has attracted local objections, in respect of overlooking, loss of light and noise. However, it is considered that no material loss of amenity will result.

It is considered that the development is appropriate in terms of the character of the area.

The application is before the Committee as it is development by the Wokingham Housing Limited . The proposals are considered to be acceptable and therefore it is recommended that planning permission be granted subject to conditions

CONTACT DETAILS

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