

Agenda Item 63.

Application Number	Expiry Date	Parish	Ward
192285	24 December 2019	Finchampstead North	Finchampstead North

Applicant	Mr. Nicholas Prior
Site Address	"Silverstock Manor", Sandhurst Road, Finchampstead, Wokingham, RG40 3JE
Proposal	Householder application for the proposed erection of a 2 (two) storey extension to enlarge existing dwelling.
Type	Full
PS Category	1
Officer	Andrew Chugg
Reason for determination by committee	Major application (site is over 0.5ha)

FOR CONSIDERATION BY	Planning Committee on Monday, 16 December 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The proposal intends the extension of the existing bungalow resulting in a larger 6-bed property which reflects three previous planning permissions (now lapsed) that were granted by the local planning authority against the same development plan policies.</p> <p>The proposal would not result in excessive encroachment within the countryside nor inappropriate expansion of development away from original buildings on site. While the proposed extension is considerably larger than the existing dwelling, and would effectively become the main or dominant part of the house in its appearance, the resulting dwelling would appear entirely acceptable in its context given the spacious nature of this single residential plot and would be comparable in size and scale to other neighbouring properties.</p> <p>Adequate parking and amenity area can be provided on site and there are no resultant ecology impacts or impact on neighbours.</p>

PLANNING STATUS
Badger Sett Consultation Zones Water Utility Consultation Zones Affordable Housing Thresholds Bat Roost Habitat Suitability Countryside Farnborough Aerodrome Consultation Zone Tree Preservation Orders – Part of Woodland TPO Berkshire Biodiversity Opportunity Area Local Plan Update Submitted Sites SSSI Impact Risk Zones Thames Basin Heaths SPA Mitigation Zones Green Route Local Wildlife Sites Consultation Zone

RECOMMENDATION

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

A. Conditions and informatives:

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 following submitted application plans and drawings:

- Location Plan (drawing no. SMAN-PLAN-01)
- Site Plan (drawing no. SMAN-PLAN-04)
- Proposed Plans and Elevations (drawing no. SMAN-PLAN-02 Rev A)

as received by the local planning authority on 24th September 2019. 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 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 commence until the following sustainable drainage information has been submitted to and approved in writing by the local planning authority:

- i) An assessment of seasonal high groundwater levels for the area.
- ii) Storage attenuation to cater for the 1 in 100 year flood event with a 40% allowance for climate change.
- iii) Controlled discharge from the development at existing rates or better.
- iv) Confirmation that the base of the attenuation feature shall be at least 1m above seasonal high groundwater levels for the area.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

5. No part of the extension 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.

Informatives:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

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/>.

PLANNING HISTORY		
Application Number	Proposal	Decision
163284	Householder application for a proposed two-storey front/side extension to existing dwelling and continued use as a dwelling house.	APPROVED 30/01/17
EXT/2012/1560	Application to extend implementation date of planning consent F/2009/1576	APPROVED 06/12/12
F/2009/1576	Erection of two-storey extension to enlarge existing dwelling plus part demolition of existing dwelling.	APPROVED 04/09/09

SUMMARY INFORMATION
Site Area: 2.4ha

CONSULTATION RESPONSES	
WBC Ecologist	No objection
WBC Drainage	No objection subject to a drainage condition
WBC Highways	No objection subject to parking condition
WBC Trees & Landscape	No objection
WBC Growth & Delivery (Planning Policy)	No comments received
WBC Public Rights of Way	No objection

REPRESENTATIONS
Finchampstead Parish Council: No objection
Local Members: No comments received
Neighbours: No comments received

APPLICANTS POINTS
<ul style="list-style-type: none"> The proposal represents an acceptable household extension that has previously been approved three times before. The proposal results in no impact on neighbours, ecology or wildlife habitat and there is space for car parking to exceed the Council's standards.

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heaths Special Protection Area
	CP11	Proposals outside development limits (including countryside)
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC07	Parking
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
		DCLG – National Internal Space Standards

PLANNING ISSUES

Description of Development:

1. The proposal is for a significant two storey side extension to the existing chalet bungalow on site. The existing bungalow's dimensions are approximately 9m wide x 16m deep x 6m high. The proposed extension would be 16m wide x 13m deep x 9.5m high and would project 5m forward of the host dwelling. The proposal would incorporate two forward facing gables with overhanging sections at first floor with mock-tudor detailing (refer to extract of proposed elevation below) and would appear as the dominant part of the house with the original dwelling effectively appearing as a side extension.

Extract of proposed elevation:



Silverstock Elevation 1 (proposed)

2. As mentioned above, the host dwelling (refer to Pic 1.0 below) was previously granted similar extensions under planning permissions (F/2009/1576, EXT/2012/1560 and 163284). However, neither of these historic permissions were implemented and the applicant has now reapplied.

Pic 1.0 – Existing chalet bungalow



3. The application site is located within designated Countryside and along a 'Green Route' as identified on the Borough's Proposals Map. Parts of the NE, NW and SW edge of the site incorporate a ditch/watercourse. The area surrounding this is designated as a Local Wildlife Site. The site lies on the north-eastern side of Sandhurst Road and comprises a chalet bungalow, a number of derelict outbuildings, hardstanding and entrance gates and walls. While the site is relatively flat it does rise up above the lower ground levels along Sandhurst Road. There is a landscaped bund and walled gates on the SW edge of the site which screen most of the existing buildings when viewed from Sandhurst Road (refer to Pic 2.0 below) with the existing dwelling being sited approximately 100m back from the frontage of the site.

Pic 2.0 – Site viewed from Sandhurst Road



Principle of Development:

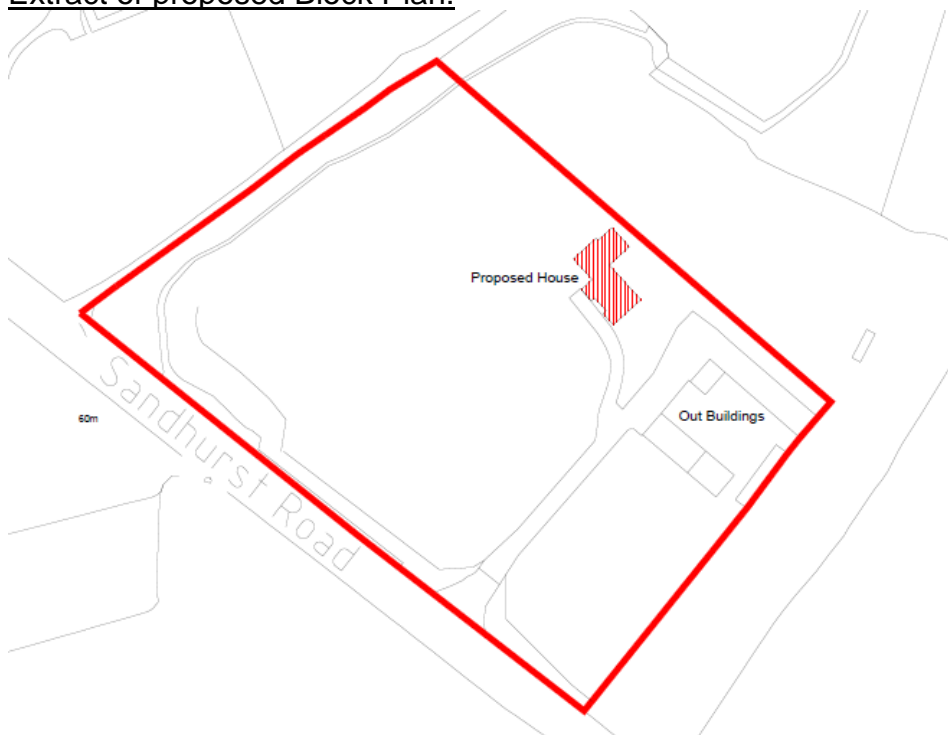
4. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
5. Policy CP11 states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except in certain circumstances; i.e.:
- i. where it contributes to diverse and sustainable rural enterprises;
 - ii. where it does not lead to excessive encroachment or expansion of development away from original buildings;
 - iii. buildings appropriate for conversion;
 - iv. appropriate residential extensions;
 - v. where it would bring about environmental improvements and not result in inappropriate increases in the scale, form or footprint of the original building;
 - vi. provision of community facilities, and
 - vii. affordable housing on rural exception sites.

6. Therefore, the principle of the development is acceptable provided it accords with Policy CP11 criteria ii) and iv) above. The other criteria are not relevant to this development.

Impact on Character of the Area:

7. 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.
8. The Borough Design Guide sets out general principles for residential alterations and extensions. Alterations and extension, in accordance with policy R23 should; be well designed, contribute to the local character and relate well to neighbouring properties.
9. The proposed extension would significantly alter the appearance of the existing chalet bungalow resulting in a much larger dwelling that would be visible, albeit at a significant distance, from public locations along Sandhurst Road. However, the proposed design would result in a well-balanced property with the two main gables providing a degree of symmetry to the main elevation and the existing bungalow thereby becoming an appropriate subservient element (refer to Proposed Elevations extract above).
10. While substantial in bulk and mass, the resultant dwelling would be set back significantly (approx. 100m) from the frontage of the site and would therefore appear entirely appropriate within its setting (refer to Site Plan extract below) of the application site. Therefore, the proposal would not result in excessive encroachment within the countryside nor would it result in inappropriate expansion of development away from original buildings on site.

Extract of proposed Block Plan:



11. The proposal intends the use of traditional materials such as a red stock brick and red tiles however no specific details have been provided. Hence, a pre-commencement condition is recommended to secure full details of these external materials.
12. The historic approvals granted to previous applications on this site were assessed against the relevant Core Strategy policies and hence also considered material to determination of this latest application.
13. Subject to compliance with the recommended materials condition, the proposal is acceptable in design terms and in respect of its impact in the countryside and surrounding area. The proposal therefore accords with Core Strategy Policies CP3 and CP11 and the Borough Design Guide in this respect.

Residential Amenities:

14. The nearest neighbouring house is approx. 100m away. Given this significant distance of separation, the proposal would not result in overlooking, overshadowing or create overly dominant structures that would significantly detract from the amenities of neighbouring occupiers. As such, the proposal complies with Policy CP3 and the Borough Design Guide in this respect.

Access and Movement:

15. The Council's Highways Manager has raised no objections given that there is ample room on site to provide adequate car and cycle parking facilities. The proposal is therefore acceptable in this respect subject to a condition requiring vehicle parking and turning being provided prior to the extension being occupied.

Flooding and Drainage:

16. MDD Policy CCO9 states that all development proposals must ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner. Core Strategy Policy CS1 states that planning permission will be granted to proposals that avoid increasing risks of all forms of flooding including from groundwater.
17. The Council's Drainage Officer has been consulted on this application. They raise no objection to the principle of the development, however, as the building footprint would increase from 140m² to 494m² and no drainage details have been submitted with the application a condition to secure full details of sustainable drainage details for the site is recommended. Subject to adherence with this condition, the proposal accords with MMD Policy CC09 and CS1.

Landscape and Trees:

18. The Council's Landscape and Tree Officer has raised no objection to this application. They commented that the site is covered by TPO 233/1983 although there are no trees in conflict with the proposals. Therefore, the proposal is acceptable in this respect.

Amenity Space for future occupiers:

19. The proposal doesn't significantly affect the substantial area of surrounding private amenity space for the dwelling and therefore meet the guidelines as set out in the Borough Design Guide. As such, the proposal is acceptable in this respect.

Ecology:

20. Core Strategy Policy CP7 states that development will only be permitted where the need for the proposal outweighs the need to safeguard nature conservation. Core Strategy Policy CP3 (d) requires that proposals maintain or enhance flora and fauna including protected species. MDD Policy TB23 requires compliance with CP7 in addition to an obligation for developments to improve biodiversity measures.
21. An ecological appraisal of the site was carried out in 2015 (Arbtech 2015) to inform the previous application (163284) on this site. The survey included a bat survey of the building, which found that the building was unsuitable for use by roosting bats.
22. The Council's Consultant Ecologist visited the site on 14 October 2019 and has advised that "the house was as described in the 2015 report with closely fitted flat concrete roof tiles, tightly fitted soffit boxes and no features suitable for use by roosting bats. As such bats are very unlikely to be affected by the proposals. The area where the new extension is to be built comprises a short cut lawn, this and the adjacent habitats, are not "priority habitats" as defined in the NPPF. The lawn is not suitable for reptiles and no signs of other protected species, such as badgers, were found within the development footprint. It is therefore very unlikely that proposals will affect protected species".
23. In summary, since the proposals are very unlikely to affect protected species or priority habitats and there are no concerns in respect of this application on ecology grounds. Therefore, the proposal is compliant with Core Strategy Policy CP7 and MDD Policy TB23 and with guidance contained within the NPPF.

Community Infrastructure Levy (CIL):

24. The Council formally adopted a charging schedule in accordance with the Community Infrastructure Level on 06.04.2015. The development would be liable to pay the Community Infrastructure Levy.

The Public Sector Equality Duty (Equality Act 2010)

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.

CONCLUSION

The proposal complies with Core Strategy Policy CP11 in that it would not result in excessive encroachment within the countryside nor inappropriate expansion of development away from original buildings on site. The proposal would retain adequate parking and there would be no adverse impact on neighbours or ecology. The application is therefore recommended to approval as outlined at the start of this report.

This page is intentionally left blank