

Agenda Item 17.

Application Number	Expiry Date	Parish	Ward
200951	28/09/2020	Sonning	Sonning;

Applicant	Mr Chris Rees, Alfred Homes, 64 Parchment Street, Winchester
Site Address	Sonning Golf Club, Duffield Road, RG4 6GJ
Proposal	Application for the approval of reserved matters pursuant to outline planning consent 161529 (APP/X0360/W/17/3167142) for the erection of 13 dwellings with associated highway works, public open space and landscaping. Details of Layout, Appearance, Landscaping and Scale to be determined.
Type	Reserved Matters
PS Category	1
Officer	Senjuti Manna
Reason for determination by committee	Listed by Councillor Michael Firmager. Reasons for listing: <ul style="list-style-type: none"> • Out of character development • Overbearing and restricted room for the development. • Unsafe access onto Pound Lane.

FOR CONSIDERATION BY	Planning Committee on Wednesday, 12 August 2020
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>This application relates to a 0.8ha parcel of land at Sonning Golf Club, located at the junction between Pound Lane and Duffield Road in Sonning. The principle of development for 13 dwellings on this land has already been established by the inspector of appeal APP/X0360/W/17/3167142 in connection with the outline application 161529 where only the access was considered. Additionally, the access was separately approved under planning reference 191164.</p> <p>The purpose of this application is to provide further details of the appearance, landscaping, layout and scale of the proposed development. For reasons outlined in this report, the proposal is considered to provide an adequate level of amenity for the future occupants, together with an acceptable impact on ecology, traffic, highway safety and flood risk. There is no impact on existing residential amenities of neighbouring properties. In design terms, it meets the council's standards for internal space and parking, and is in general compliance in terms of garden depths. Equally, the proposals follow the scale and layout parameters established by the Outline permission. The development comprises medium density residential units of two stories height which is considered appropriate for the location.</p> <p>The proposal would deliver a high quality residential development that would contribute to the Wokingham's 5 year housing land supply. The proposal also includes provision for 5 on-site affordable housing units as well as monetary contributions for remaining 0.2 units in addition to contributions for Employment Skills Plan. It is therefore recommended that that Reserved Matters are approved subject to the recommended conditions and a legal agreement securing employment skills plan contributions as well as variations to the original agreement to include additional contributions (index-linked) and a revised list of registered providers.</p> <p>The application is before the committee as it has been listed by Councillor Firmager.</p>

PLANNING STATUS

- Designated Countryside.
- Tree Preservation Order 1505/2015 (group of trees along front and northern side boundary)
- Nitrate Vulnerable zone (groundwater)
- Flood Zone 1
- Minerals consultation zone
- Sand and gravel extraction consultation zone
- Non-classified road

RECOMMENDATION

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

A. Completion of a legal agreement to secure £3,750 for Employment Skills Plan contribution and variation of original agreement to include an amended commuted sum of £24,591.81 (index-linked) as well as a revised list of Registered Providers.

B. Conditions and informatives:

Conditions:

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by appeal decision APP/X0360/W/17/3167142 (planning reference 161529) dated 2nd July 2018 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by 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. Approved details

The development hereby permitted shall be carried out in accordance with the following approved plans:

[PLANS TO BE REPORTED IN MEMBERS UPDATE]

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. Materials

No construction above ground level shall commence until samples and details of the materials to be used in the construction of the external surfaces of the buildings 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: Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. Drainage details

Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100+40% event has been submitted to and approved in writing by LPA. The proposed scheme shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To ensure satisfactory drainage of the site and avoid flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality. Relevant policies: 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. Highway Construction Details

Prior to the commencement of development, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

6. Electric Vehicle Charging

Prior to commencement of development, details for Electric Vehicle Charging points serving the development shall be submitted to and approved in writing by the Local Planning Authority. The Electric Vehicle Charging points shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the charging of electric vehicles and used for no other purpose.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

7. Parking and Turning

No dwelling shall be occupied until the vehicular accesses, garages, driveways, parking and turning areas to serve it, including the unallocated, visitor and electric vehicle charging spaces, have been provided in accordance with the plans hereby approved. The vehicle parking and turning spaces shall be retained and maintained in accordance with the approved details and the parking spaces shall remain available for the parking of vehicles at all times and the turning spaces 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.

8. Parking Management Plan

Prior to the first occupation of the development, a Parking Management Plan for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring and the delivery of additional electric vehicle charging spaces when required.

Reason: To ensure satisfactory development in the interests of amenity and highway safety. Relevant policies: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

9. Bin Collection Area

No building shall be occupied until details of on-site collection area(s) for refuse and recyclable materials have been constructed in accordance with details to be submitted to and approved in writing by the local planning authority. The collection areas/ facilities shall be permanently retained as so-approved and used for no purpose other than the temporary storage of refuse and recyclable materials (on collection days only).

Reason: To ensure the efficient collection of waste materials whilst avoiding highway obstruction and loss of visual amenity, in the interests of a functional development, the character of the area, highway safety & convenience and the quality of the pedestrian environment. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC04.

10. Obscure Glazing and 1.7m Opening Height

The following windows of the development hereby permitted shall be fitted with obscured glass and 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.

Plots 1&2: First floor: Master en-suite, en-suite, bath, dressing room; second floor: bath.

Plots 3&6: First floor: Master en-suite, bath.

Plots 4&5: First floor: Master bed window on side elevation, dressing, master en-suite, en-suite

Plots 7&8: First floor: Master en-suite, en-suite, bath, dressing room; second floor: bath.

Plots 9-13: First floor: Bath and master bed window on side elevation for plots 9 and 13.

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

11. High Level Rooflights

All rooflight windows in all elevations of the approved drawings shall have a sill height of not less than 1.7 metres above the finished internal 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.*

12. Restriction of permitted development rights

Notwithstanding the provisions of Classes A, B, C, D and E 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 area including countryside and neighbouring amenities. Relevant policy: Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policy TB21.

Informatives:

1. 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.
2. This permission should be read in conjunction with the legal agreements under Section 106 of the Town and Country Planning Act that relates to the site, the contents of which relate to this development.

3. 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- a full pre-application process was undertaken by the applicant;
- extending the determination period of the application to allow for amended plans to be submitted addressing concerns relating to highway safety and landscaping.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

4. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.

5. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

6. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

PLANNING HISTORY		
Application Number	Proposal	Decision & Date
150098	17 dwellings with highway works, public open space and landscaping (outline with access and layout to be considered)	Refused 13 October 2015
161529	13 dwellings with highway works, public open space and landscaping (outline with access to be considered)	Refused 11 November 2016
W/17/3167142	Appeal against refusal of 161529	Allowed 2 July 2018 following quashing of original decision
190557	Variation of Condition 1 of 161529 to facilitate access works prior to a reserved matters application	Application withdrawn 21 June 2019
191164	Full application for the construction of vehicular access and off site pedestrian footway improvements (associated with planning	Approved 21 June 2019

	reference 161529 and appeal reference APP/X0360/W/17/3167142	
193295	Pre-application advice for the reserved matters for proposed erection of 13 dwellings.	Replied 28 January 2020

SUMMARY INFORMATION	
Site Area	0.8 Ha
Existing units	0
Proposed units	13
Existing density – dwellings/hectare	n/a
Proposed density - dwellings/hectare	16.25 dph
Number of affordable units proposed	5 on-site units + commuted sum in-lieu of 0.2 units (40%)
Previous land use	Golf club/ nil
Proposed Public Open Space	n/a
Existing parking spaces	0
Proposed parking spaces	40 (27 allocated + 13 unallocated)

CONSULTATION RESPONSES	
Berks, Bucks and Oxon Wildlife Trust	No comments received.
Crime Prevention Design Officer	Recommended changes to cycle stores, boundary treatment, outdoor lighting. <i>(Officer's note: These have been incorporated in the revised site plan).</i>
National Grid	No comments received
Royal Berkshire Fire and Rescue	No comments received
Southern Gas Networks	No objections received – provided information on existing assets near application site.
SEE Power Distribution	No objections received – provided information on existing assets near application site.
Thames Water	No comments received
NHS Wokingham Clinical Commissioning Group	No objections received.
WBC Ecology	Recommended approval with no conditions.
WBC Economic Prosperity and Place (Community Infrastructure)	Recommended approval subject to planning obligations for Employment Skills Plan. <i>(Officer's note: This will be secured via s106 legal agreement).</i>
WBC Economic Prosperity and Place (Housing Officer)	Deed of variation to original legal agreement would be required to amend commuted sum amount as well as Registered Providers' list. <i>(Officer's note: This will be secured via s106 legal agreement).</i>
WBC Drainage	No objection subject to condition. Condition 4 refers.
WBC Education (School Place Planning)	No comments received
WBC Environmental Health	Recommended approval with no conditions.
WBC Highways	No objections subject to conditions. Conditions 5 – 8 refers.

WBC Tree & Landscape	No objections. Landscape is to be implemented in accordance with the approved plans. <i>(Officer's note: Proposed landscape scheme will be listed as an approved plan in the decision notice as part of condition 2).</i>
WBC Cleaner & Greener (Waste Services)	No objections subject to condition. Condition 9 refers.
WBC Property Services	No comments received
WBC Public Rights of Way	No comments received

REPRESENTATIONS

Town/Parish Council: Objected to the proposal on following grounds:

- Outline application included modest 1 ½ storey mixed semi-detached and detached properties with a terrace of 3 properties which were more in-keeping with the character of the area. The current scheme includes large executive type dwellings of 5 to 6 bedrooms which represent overdevelopment of the site.

(Officer's note: Outline application considered the access only with layout, appearance, scale and landscaping to be considered under reserved matters. Regardless, the illustrative street scene drawing no. 0598-100 submitted with application 161529 indicated property heights between 8.5m and 10.2m. The current scheme include building heights between 9.75m and 10.5m. Additionally, the terraced development of outline scheme included 5 units in 4 buildings. As such, the current proposal is not considered to increase the scale of the scheme to such a degree to be considered materially different from the outline approval).

- The surrounding area is typified by large detached dwellings set in large gardens and well screened from the Pound Lane. The Golf Club is set within the countryside and currently acts as an important green buffer between the settlement areas of Sonning and Woodley.

(Officer's note: The principle of residential development on this plot with 13 dwellings has already been established by the appeal decision which included large detached and semi-detached dwellings with acceptable gardens. The current proposal includes 13 houses with an introvert layout similar to the outline scheme and is not considered materially different).

- Pound Lane is a very busy road, leading to the major junction with the A4 in one direction and Woodley in the other. The traffic travels excessively fast in both directions along this part of Pound Lane or alternatively there are long tail backs due to queuing vehicles on the A4. Given the proposed size of this detailed proposal for 13 dwellings aimed at large families, it is likely to promote an increase in the flow of traffic onto this busy road in a dangerous location. The access is onto a bend in Pound Lane and close to the junctions with Duffield Road, Mustard Lane and West Drive and will potentially add to the existing difficulties experienced by drivers accessing Pound Lane from these existing roads.

(Officer's note: The access has already been approved by the appeal inspector. Additionally, a separate permission for the same access was granted on 21/06/2019, planning ref.: 191164. The WBC Highways Officer has not raised any objection to the proposal on highway safety grounds).

- At the appeal, the Inspector said of the proposed development it is likely that the layout would be of an increased density and less spacious than the majority of surrounding development. The residential development would also diminish the existing value of green open space when viewed from adjacent residential properties. This anticipated impact will be so much greater if the proposed dwellings are approved.

(Officer's note: The scale of the current scheme would not be significantly different from the approved outline so as to warrant a refusal).

- Concerns about a second phase of development mentioned in page 3 of the Design and Access Statement.

(Officer's note: The current application relates to the approval of reserved matters for the outline application allowed by the appeal inspector. It needs to be considered within this context).

- The size of this current proposal will result in significant erosion of the rural character of the area and consolidate residential development. It would therefore have a major, adverse, urbanising impact upon the visual amenity and character of the area and fail to recognise the character of the Countryside.

(Officer's note: The proposal includes 13 dwellings, as approved by the outline application. No additional detrimental impact on the character of the area is anticipated. Notwithstanding, a condition removing all domestic PD rights have been included to safeguard the countryside and character of the area. Condition 12 refers).

- If the Planning Committee is of a mind to approve the current proposal the Parish Council urge them to add a condition to prevent further development being accessed from this site.

(Officer's note: This condition is not considered to be necessary or reasonable. Any future development would have to be considered on its merits at the time an application was made).

Local Members: Committee call-in received from Cllr Michael Firmager if the application was to be recommended for approval. Reasons for call-in:

- Out of character development
- Overbearing and restricted room for the development.
- Unsafe access onto Pound Lane.

(Officer's note: Please see officer's notes above).

Neighbours: Objections received from occupiers of 101 Pound Lane and Sonning and Sonning Eye Society on following grounds:

- Building design is significantly different from what was considered by the appeal inspector. The current scheme includes 2.5 storey dwellings with rooms in the loft space with a considerable increase in overall footprint area. This results in a more bulky appearance. Furthermore it would have an impact on the potential size of

the family unit with a consequential increase in amenity, car parking provision and increased related traffic movement issues.

- The proposed access is unsafe with insufficient swept path when negotiating the junctions.
- The proposed access would require removal of a TPO tree.
- The proposal would have an overlooking and overshadowing impact on 101A's master bedroom balcony.

(Officer's note: Revised drawings have been submitted to demonstrate acceptable swept path analysis. The WBC Highways Officer has not raised any objection on provision of parking, highway safety and traffic movement grounds. Plot 3 would be closest to property 101A. Plot 3 does not have any habitable window at first floor level or above facing 101A. Additionally, dwelling at plot 3 would be 6m from the shared boundary with 101A and more than 10m from the edge of 101A's garage. These are acceptable separation distances and no negative impact on neighbouring amenity is anticipated).

APPLICANTS POINTS

- Access is already approved by appeal decision APP/X0360/W/17/3167142 dated 2nd July 2018.
- Proposed plot footprints are similar to the indicative layout included within the outline scheme.
- Design has been carefully developed to reflect surrounding context in terms of scale and density as well as to avoid overlooking.
- Number of dwellings remain the same as allowed by the appeal including the number of affordable units.
- Removal of 1 tree to allow the new access is compensated with a number of new trees to be planted within the development.
- The adoptable highway is designed as per the Council's standards including turning heads for large refuse vehicles.
- The possibility of a future vehicular access for a potential phase 2 scheme to the rear of the site can be located between plots 4 and 5.
- All allocated and visitor parking spaces are in accordance with Wokingham's BC policy.
- All the existing tree and hedge screening along all boundaries have been retained to maintain privacy to the sensitive areas of the site such as the adjoining properties, golf club carpark and Pound Lane.
- The "Village Green" has been amended from the outline scheme so that all the new houses benefit improved frontal views and creates an informal setting.
- The proposed dwellings have no adverse impact on the level of daylight or sunlight to neighbouring properties whatsoever. It is considered that this proposal does not damage the character of the area or cause a loss of amenity to adjoining residential properties.
- The HA houses consisting of 2 x 2B/4P (850sqft) and 3 x 3B/5P (1000sqft) are located along the Pound Lane frontage with their parking tucked away from view between the side of these houses and golf club carpark.
- The overall layout has been designed to ensure there is a balance between built form and landscaped amenity whilst optimising the development potential of the site. The layout functions well and when separation distances are compared to those existing between other properties within the area, the proposal is in no way cramped or contrived.

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	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
	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
	CC04	Sustainable Design and Construction
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB07	Internal Space standards
	TB12	Employment Skills Plan
	TB21	Landscape Character
	TB23	Biodiversity and Development
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
		DCLG – National Internal Space Standards
		Wokingham Borough Affordable Housing Supplementary Planning Document (July 2013)
		Planning Advice Note, Infrastructure Impact Mitigation, Contributions for New Development (Revised April 2010)

PLANNING ISSUES
<p>Description of Development:</p> <p>1. The proposal is for the approval of reserved matters (layout, scale, appearance and landscape) pursuant to outline planning consent 161529 (allowed on appeal APP/X0360/W/17/3167142) for the erection of 13 dwellings. The outline approval considered the access only which has been retained in the current scheme.</p>

2. The layout of the current scheme is altered from the outline approval to include 8 detached dwellings and a terrace of 5 houses instead of a mix of terraced, semi-detached and detached. However, the general introvert layout with a central open space remains the same and the scales of the proposed dwellings have not altered significantly.
3. Plots numbered 1 – 8 include 5 bedroom detached properties with 4 double bed-spaces and 1 single bed space. All 8 properties would have habitable rooms in the loft spaces and have varying heights between 10m and 10.5m. Plots 9 and 13 are 2 bedroom properties with 3 bed spaces and plots 10-12 are 3 bedroom properties with 5 bed spaces. Plots 9-13 are included within a terraced development of 9.75m height.

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. The principle of development including means of access for the proposed erection of 13 dwellings on this site has already been established under the appeal approval for the outline application 161529. Whilst the site is located outside of settlement limits and within designated countryside, Inspector commented that “*Thirteen new dwellings, including the affordable provision, would make an important contribution to the supply of housing helping to meet the limited shortfall*”. The inspector concluded that on balance, erection of 13 new dwellings on this site would be acceptable in principle. Additionally, the Outline Planning Permission established the broad parameters for the development for matters reserved from consideration at that stage (detailed matters of layout, appearance, scale and landscaping), which are now subject of this Reserved Matters application. It is considered that the principle of development of the current application is acceptable subject to other material considerations.

Site description:

6. The site is a flat plot of land of approximately 0.8 ha located on the eastern side of Pound Lane. It is an open land situated outside of the edge of the defined development limits and within designated countryside. A group of TPO trees occupies the south and south western boundaries of the site and provides visual screening from Pound Lane driveway. The existing residential development in the area predominantly consists of detached dwellings on generally spacious landscaped plots. There are also cul-de-sac developments available within the wider neighbourhood.

Dwelling mix and affordable housing:

7. Core Strategy Policy CP5 requires a mix of tenures, including up to 50% affordable housing provision. MDD LP Policy TB05 requires an appropriate housing mix

which reflects a balance between the character of the area and the current and projected needs of households.

8. Under the Outline permission, a legal agreement was signed establishing the proposal will deliver 40% of units as affordable housing. This equates to 5.2 units. The applicant has elected to provide 5 affordable units on-site as included in table 1 below. The remaining 0.2 unit is proposed to be provided in commuted sums of **£24,591.81** (index-linked). The tenure mix has been reviewed by the Housing Officer and is considered to be acceptable.

Tenure	Dwelling Size	Number of Affordable Housing units
Social rent	3 bed	3
Shared Ownership	2 bed	2
Total		5

Table 1: Affordable Housing tenure mix

9. The remaining 8 units will be market houses of 5 bedrooms each with single or double garages.

Character of the Area

10. The proposed layout retains the number of units and the introvert layout designed around a central open space of the Outline permission. However, the arrangements of properties within the plot has been altered to site the terrace of 5 units closer to boundary with Pound Lane to the south. Additionally, to accommodate parking provision in line with WBC standard as well as to provide turning spaces for refuse vehicles, the reserved matter scheme include 300 sq.m of additional hardstanding compared to the Outline application. This represents approximately 4% increase in plot coverage from 38% in the Outline scheme to 42% in the current scheme. Moreover, 4 of the dwellings that were proposed to be 2 pairs of semis in the Outline scheme are now designed as detached houses. Given the general layout and total number of units remain the same, the proposal is not considered to have any additional impact on the character of the area compared to the Outline approval.
11. At the appeal stage for the Outline permission, the inspector had identified moderate harm to the character and appearance of the area. The detailed scheme would have a similar impact since proposed dwellings would have heights and footprints that would be consistent with the Outline scheme as well as other properties in the neighbourhood. Whilst it is considered that the ratio of built form to the individual plot areas would be less than the two neighbouring properties immediately adjacent to the site on Pound Lane, the proposed layout would nonetheless reflect the ratio approved by the inspector and would be similar to the Sonning Gate development located to the north west of the application site. As such, there is no objection to the proposed layout since the proposal would retain the introvert design and residential density as considered by the appeal inspector. Objections have been raised for the proposal to represent overdevelopment. However, since there is no increase in the residential density and only a 4% increase in built up area as compared to the Outline scheme, the proposal is not considered to have additional negative impact. Notwithstanding, condition 12 is

recommended to remove domestic PD rights of the new dwellings in order to restrict additional residential paraphernalia for safeguarding the surrounding countryside and character of the area.

12. Whilst the proposed layout would introduce a new set of building lines, it is not considered to have a negative impact on the character of the area since the proposed development would be of cul-de-sac type arranged around a central open space. The layout has been designed to provide acceptable separation distances between new dwellings and a large parking area for the affordable housing units is provided near the existing parking of Sonning Golf Club to maintain continuity. The proposed layout also respects the existing vegetation and landscape assets to the perimeter boundary, and are well integrated within the evolving context of the site. Additional planting is proposed to mitigate the loss of one TPO tree on the southern boundary to allow for the access and to soften the hard edges of the new buildings.
13. Objections have been raised on excessive height of the new dwellings. It is noted that whilst the Outline scheme did not offer detailed designs of the dwellings, indicative street scenes suggested 2.5 storey dwellings near the northern boundary with the Golf Club with dwelling heights reaching up to 10.2m. The current scheme proposes 2 dwellings (plots 4 & 5) that would be taller than the houses shown in the Outline approval. As such, the detained designs of the proposed dwellings are considered acceptable in terms of building heights.
14. The design of the properties incorporates traditional features such as pitch roof forms including barn hipped roof; a mix of red and orange facing bricks as well as white rendered finish and red and grey tiled roofs. Overall it is considered that the design of the properties is acceptable within the context of the area.
15. Taking the above into consideration, it is considered that the proposal is consistent with the principles of Outline scheme and will not have significant additional harm to the character of the area to warrant a refusal.

Residential Amenities:

Overlooking:

16. Section R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms, with minimum back-to-back separation of 30m, front-to-front separation of 15m and 15m back/ front to flank for dwellings with habitable rooms above first floor level. The proposal meets these minimum requirements and the all dwellings are suitably sited to retain privacy within the development and to neighbouring dwellings. Specifically, plot 3 will maintain 6m from boundary with neighbouring property no. 101A Pound Lane which has a garage near the boundary with application site.
17. Moreover, the Borough Design Guide specifies that the side walls must not contain windows, especially at first floor level or above. Most of the new dwellings do not include habitable windows in the flank elevations at first floor level or above. Habitable windows in the flank elevations of plots 4, 5, 9 and 13 are all secondary windows and are conditioned to remain obscure glazed and non-openable up to a

height of 1.7m from the finished floor level (condition 11) to minimise overlooking impact.

Overbearing and Overshadowing:

18. R16 of the Borough Design Guide SPD requires separation distances of 1.0m to the side boundary and 11m to the rear boundary whilst R18 aims to protect sunlight and daylight to existing properties, with no material impact on levels of daylight in the habitable rooms of adjoining properties.
19. All dwellings will maintain acceptable separation distances from neighbouring properties and due to their relative positioning within the site, no overshadowing impact is expected.
20. Objections were received on loss of light and overlooking impact on property no. 101A Pound Lane. Property 101A has a garage near the application site which is not a habitable room. Plot 2 would maintain 18m back-to-flank distance with the garage and plot 3 would have more than 18m flank-to-flank separation with no. 101A. These distances exceed the recommended separation distance of the SPD. Additionally, no. 3 does not include any habitable flank window at higher levels and the rear dormer of no. 2 is conditioned to remain obscure glazed (condition 11). As such, the proposal is not considered to have any detrimental impact on neighbouring amenity.

Housing Amenities:

Internal Space Standards:

21. The Policy TB07 of the MDD and R17 of the SPD require adequate internal space to ensure the layout and size achieves good internal amenity. In accordance with the Technical housing standards – nationally described space standard, a minimum standard of 70 sq.m applies for 2 bed dwellings; 99 sq.m for 3 bed dwellings and 134 sq.m for 5 bedroom properties. The proposal satisfies this requirement.
22. Further to the above, the national space standards specify that a dwelling with more than one bedroom should have a main bedroom, which is to have a minimum area of 11.5 sq.m with minimum width of 2.75m and every other double (or twin) bedroom to be at least 2.55m wide. Secondary or single bedrooms should have a minimum area of 7.5 sq.m (and minimum width of 2.15m) and living spaces should have a minimum area of 27-31 sq.m. There should also be provision for storage. The reserved matter scheme satisfies these requirements and the dwellings are considered acceptable.

Rear Private Amenity:

23. Section R16 of the SPD requires a minimum depth of 11m for rear gardens and a 1m setback from the site boundary to allow access thereto. It should receive direct sunlight and be capable of accommodating play, clothes drying and storage. The garden depths are more than 11m for all plots except plot 13 which has a garden depth of approximately 10m. However, this garden is wider than other properties within the terrace and overall useable amenity area is approximately 90 sq.m for

plot 13 compared to approximate 70 sq.m of plots 10, 11 and 12. As such, there is sufficient outdoor amenity space and no objection is raised.

Access and Movement:

Access

24. The proposed access has already been considered during the Outline approval and the current proposal does not include any changes. Additionally, the access benefits from a separate approval 191164. As such, there is no objections to the proposal in this regard. However, additional details are secured using condition 5 to ensure that the access and other highway components are constructed to appropriate standards.

Parking

25. A parking calculator has been submitted with the application to demonstrate the proposed parking level is in line with the Borough Standards. The proposal includes 27 allocated and 13 unallocated spaces. All garages include acceptable internal dimensions. Whilst electric charging points are indicated in parking allocation and highways layout, since no details have been provided at this stage, it is considered reasonable to include a condition (condition 6) to secure these details. Additionally, conditions 7 and 8 are included to secure the provision of parking and turning as well as management of parking within the development.

Cycle parking

26. The internal dimensions of the garages are of sufficient size to include cycle storage which is welcome. For plots 9-13 secured cycle parking is provided in the rear gardens with direct access and is acceptable. Details of cycle parking have been secured under condition 9 of the Outline permission.

Swept path analysis

27. The proposal includes swept path analysis for the new access. This has been accepted by the Highways Engineers and it is currently being secured using s.278 legal agreement. The proposal also includes a turning head within the site which will enable vehicles to turn and swept path analysis for the same is provided. These have been assessed by the WBC Highways Officer and found acceptable.

28. As such, there is no objection to the proposal on parking and highway safety grounds. Additional details including lighting, construction management and travel plans have already been secured under various conditions of the Outline permission.

Flooding and Drainage:

29. The site is situated principally within flood zone 1 and there is no objection to the proposal on flooding and drainage grounds. It has been shown that impermeable roof areas and paved areas are designed to drain by gravity to a combination of porous pavements and trench soakaways / infiltration blankets. The applicant has provided Drawing H1147/430 – Schematic Drainage Layout and test results

provided by Aviron (Project no. 20-133.02). There is no objection on surface water management proposals for the site. However a condition is included to secure further drainage details including exceedance flow routing plan. Condition 4 refers.

Landscape and Trees:

30. Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages with open space, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character. The proposal site is located at the south-western end of Sonning Golf Club off Pound Lane and contains a stretch of woodland TPO consisting of a mix of native trees and hedging dominated by Elm and Maple along the south western boundary adjacent to Pound Lane public footway.
31. The Reserved Matters application is supported by detailed hard and soft landscaping proposals. It is proposed to remove one of the TPO trees to create the access, which has been allowed by the appeal inspector. The current application includes retention of all other existing trees and hedges and additional planting to soften the hard edges of the new dwellings. It is proposed to plant 25 new large trees and 16 specimen/ small trees over the entire site. Public areas – including the central open space, are defined by hard edges as well as landscaping. Open space, parking areas and streets are overlooked, providing natural surveillance. The parking courtyard is demarcated with different materials and defined by a sense of enclosure with trees and existing hedge. Private gardens are defined by landscaping and built form – walls, fencing and hedgerow planting.
32. The existing native hedging along Pound Lane public footway is proposed to be partially cleared to retain the best of existing native species and it is proposed to plant up the gap with native mixed plants. Within the development, landscaping is proposed throughout, including provision of street trees and low level planting. These measures, together with the proposed boundary treatments, would reduce and mitigate the development's impact on the existing landscape and the proposal is considered acceptable.

Ecology:

33. The application site comprises an area of amenity grassland adjacent to a golf course bordered by thin strips of woodland and hedgerows. A document from Peach Ecology dated March 2020 is submitted to support the current application.
34. It is to be noted that 3 conditions have been included in the Outline approval (conditions 8, Environmental Management, 9, Lighting and 10 Reptiles) to secure ecology related details. These would have to be discharged separately and prior to the commencement of any development. As such, there is no ecology related objections to the current proposal.

Community Infrastructure Levy (CIL), Special Protection Area (SPA) & Affordable Housing:

35. As the proposal is for new residential floor space, it would be a CIL liable development. CIL is charged at a rate of £365 (index-linked) per square metre. If the development is approved, a CIL liability notice would be issued.

36. The site does not fall within 5 and 7km zone of Thames Basin Heath Special Protection Area and as such the proposed net increase of 13 dwellings would not impact the Special Protection Area.

37. The application site area is 0.8 hectares and the proposal includes erection of 13 dwellings. Based on the site area and proposal type, policy CP5 of the Core Strategy requires the proposal to contribute towards affordable housing. The Outline application includes an s106 legal agreement to secure 5 on-site affordable housing units and a commuted sum in-lieu of 0.2 units. The current scheme continues with the 5 on-site unit which is acceptable. Additionally, the legal agreement would have to be varied to amend the commuted sum from amount **£22,344.06 to £24,591.81** (index-linked).

Employment Skills:

38. Policy TB12 of the MDD Local Plan requires an employment skills plan (ESP) for this development. ESPs use the Construction Industry Training Board (CITB) benchmark based on the value of construction. This is calculated by multiplying the total additional floor space (approximately 1,861m²) by £1,025, which is the cost of construction per square metre as set out by Building Cost Information Service of RICS and the methodology as set out in the Council's Employment and Skills Guidance. In this case, it is total **£2,757,250.00**.

39. The ESP would require a total of three community skills support jobs and the creation of one job. If for any reason the applicant is unable to deliver the plan or elects to pay the contribution, the employment outcomes of the plan will be borne by the Council at a cost of **£3,750.00**. Either way, this is secured by a Section 106 agreement although it remains in draft form.

Other:

40. There are no objections to the proposal with regard to environmental health and archaeology. The subject scheme is acceptable in all other aspects.

The Public Sector Equality Duty (Equality Act 2010)

41. 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

42. The reserved matters are consistent with the principles and parameters established by the outline planning permission. The access has already been established and the layout, scale, appearance and landscaping included in the current proposal has not been significantly altered from the outline scheme so as

to warrant a refusal. There are no objections to the proposal with regard to highway safety; parking; trees; drainage & flooding; ecology and archaeology. The current scheme is acceptable in all other aspects subject to conditions and a legal agreement securing affordable housing contributions and employment skills plan contributions. It is considered that the applications will deliver high quality development in accordance with the Council's spatial strategy and vision and therefore is recommended for approval.

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