

# Agenda Item 47.

Application Number	Expiry Date	Parish	Ward
212509	25/10/2021	Wokingham Town	Emmbrook

<b>Applicant</b>	G Lupton
<b>Site Address</b>	160 Reading Road Wokingham RG41 1LH
<b>Proposal</b>	Full application for the proposed erection of a 2no.storey plus loft level dwelling with an integrated garage to include 12No roof lights following the demolition of existing bungalow including alterations to the vehicular/pedestrian entrance.
<b>Type</b>	Full
<b>Officer</b>	Baldeep Pulahi
<b>Reason for determination by committee</b>	Listed by Councillor Imogen Shepherd-DuBey due to concerns about the scale and height of the replacement dwelling

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 13 October 2021
<b>REPORT PREPARED BY</b>	Assistant Director – Place

<b>SUMMARY</b>
<p>This application seeks planning permission for the erection of a new dwelling following the demolition of the existing dwelling including changes to the vehicular entrance. Objections were received from three residents, the ward member and Wokingham Parish Council, raising the primary concerns of excessive height/number of storeys, overlooking and the siting of the garage forward of the dwelling.</p> <p>The site is located within a sustainable location and the streetscene itself is varied with a mixture of dwelling styles. The proposal results in an increase scale and bulk but when considering the height, footprint and design of the development, it accords with the existing character of the area.</p> <p>There is no in principle objection to the proposal and the internal consultees are supportive of the scheme. It is acceptable, subject to pre commencement conditions for details of materials (Condition 3), drainage (Condition 4) and boundary treatments (Condition 5).</p>

<b>PLANNING STATUS</b>
<ul style="list-style-type: none"> <li>• Major Development Location</li> <li>• Contaminated Land Consultation Zone</li> <li>• Bat Roost Habitat Suitability</li> <li>• Tree Preservation Order – 1261/2008 (Updated in 2018 ref:1642/2018) – to adjoining property</li> <li>• Flood Zone 1</li> <li>• Groundwater Consultation Zone 2</li> <li>• Nitrate Vulnerable Zones (Surface water: Emm Brook)</li> <li>• Risk of Surface Flooding (1 in 30 year)</li> <li>• SSSI Impact Risk Zone</li> <li>• Green Route</li> <li>• Thames Basin Heaths SPA – 7km Mitigation Zone</li> <li>• Burghfield AWE 12km Zone</li> <li>• Heathrow Aerodrome Wind Turbine Consultation Zone</li> </ul>

- Adjoins Classified and Adopted Highway

## RECOMMENDATION

**That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following conditions and informatives:**

### **Conditions**

1. Timescale

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. Approved Details

This permission is in respect of the submitted application plans and drawings received by the local planning authority and numbered as follows:

21001S11BDZZDRA0110P04 Existing Plans, 21001S11BDZZDRA0120P04 Existing Elevations, 21001S11BDZZDRA0130P04 Existing Sections and Tree Protection Plan received on 22/07/2021 and

21001-S11-BD-ZZ-DR-A-0001-P04 Site Location Plan, 21001-S11-BD-ZZ-DR-A-002-P04 Block Plan, 21001-S11-BD-ZZ-DR-A-003-P04 Landscape Plans, 21001-S11-BD-ZZ-DR-A-004-P01 Site Plan, 21001-S11-BD-ZZ-DR-A-0320-P04 Proposed Elevations, 21001-S11-BD-ZZ-DR-A-0310-P04 Proposed Plans, 21001-S11-BD-ZZ-DR-A-0330-P04 Proposed Sections, 21001-S11-BD-ZZ-DR-A-0330-P04 Proposed Sections, 21001-S11-BD-ZZ-DR-A-0341-P04 Architects Visuals Sheet 1, 21001-S11-BD-ZZ-DR-A-0342-P04 Architects Visuals Sheet 2 and 21001-S11-BD-ZZ-DR-A-0343-P04 Architects Visuals Sheet 3 received on 16/09/2021

*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

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. Drainage

Before the development hereby permitted is commenced details of the surface water drainage system have been submitted to and approved in writing by the local planning authority. Details are to include:

- a) A description of how surface water runoff will be collected and dealt with using SuDS techniques including a strategy plan indicating the location and

sizing of SuDS features (with the base of any SuDS features located at least 1m above the seasonal high-water table level), what volumes are to be stored where with related drawings/sketch, calculations and justifications that the chosen method is possible;

Or Identification of the destination of discharge (in accordance with Building Regulation Part H hierarchy) with appropriate justification for the selection with related drawings/sketch and approval for the specific discharge amount and why SuDS techniques are not achievable

- b) A surface water drainage layout showing all proposed pipe connections.
- c) How the proposed development would reduce the impact of potential flooding.
- d) Existing drainage, land drains/watercourses, pipes and their capacities and discharge points if there are such/relevant.

If an infiltration drainage system is chosen as the method for disposal of surface water (ie soakaway), the following additional requirements should be fulfilled:

- a) BRE 365 test results demonstrating whether infiltration is achievable
- b) Full calculations demonstrating the performance of soakaways.
- c) Groundwater data confirming seasonal high groundwater levels in the area.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

*Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2019) Section 14 (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. Boundary walls and fences

Before the development hereby permitted is commenced details of all boundary treatment(s) 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 for so long as the development remains on the site.

*Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 .*

#### 6. Protection of Trees

- a) No development or other operations shall take place except in complete accordance with the submitted Arboricultural Report:BS5837:2021 Arbtech 2 July 2021 and Tree Protection Plan dated 22<sup>nd</sup> July 2021.
- b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of

liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

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

*Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21*

7. Parking and Turning

No part of the development hereby permitted shall be occupied 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.*

8. Access surfacing

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 10 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.*

9. Obscure Glazing and 1.7m opening

The first floor windows in the side elevation 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.

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

10. Biodiversity Enhancements

Prior to the occupation of the development, details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks on and around the new buildings shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 179 of the NPPF.

### ***Informatives***

1. Within Curtilage

Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

2. Pre Commencement Conditions

Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear, please contact the case officer to discuss.

3. Changes to the approved plans

The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

4. Bats

Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologist 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.

5. CIL

The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see the Council's website.

During the application stages, the Council has highlighted the importance of the applicant having the correct planning permission(s) in place before any demolition or construction works start on site. This specifically refers to serious implications for the applicant in respect of potential Community Infrastructure Levy (CIL) payments that may be due if the development does not have the correct planning permission.

6. Demolition Notice

The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

7. Discussion

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.

<b>PLANNING HISTORY</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
TP 1155	Bungalow	Conditionally Approved 12/04/1956
25140	Single storey extension	Approved 24/03/1986

<b>CONSULTATION RESPONSES</b>	
WBC Environmental Health	No comments received
WBC Drainage	No objections subject to conditions
WBC Highways	No objections subject to conditions
WBC Landscape and Trees	No objections
WBC Cleaner and Greener	No comments received
Natural England	No objections
Thames Water	No comments received

<b>REPRESENTATIONS</b>	
Wokingham Town Council	<ul style="list-style-type: none"> <li>• Object to the proposal</li> <li>• Size and massing – this is a 3 storey building and its height is not in keeping with other properties nearby</li> <li>• The garage design is very large and not in keeping with neighbouring garages</li> <li>• Due to the size and height, there will be overlooking of neighbours.</li> <li>• There was misrepresentation of how the residents viewed this application by the developer.</li> </ul> <p><i>Officers comments: The dwelling is viewed as a two-storey dwelling and is acceptable. The front garage has been removed and revised plans have been submitted to this effect. Neighbour amenity concerns are addressed at paragraph 20.</i></p>
Ward Members	<p><u>Comments received from Councillor Shepherd-DuBey listed below:</u></p> <ul style="list-style-type: none"> <li>• There are no other 3 storey houses in this location only two storey ones and it appears to be very large compared to the neighbouring houses.</li> <li>• There is also some concern about the garage located at the front of the house.</li> <li>• Listing for Committee in the event of an approval (maintained for the revised proposal)</li> </ul>
Neighbours	Objections have been received from 3 neighbouring properties as listed

	<p><u>below:</u></p> <ul style="list-style-type: none"> <li>• Overdevelopment</li> <li>• Design - Out of character of the area</li> <li>• Drainage issues</li> <li>• Overlooking and overbearing issues to adjacent properties</li> <li>• Loss of light and privacy to adjacent properties</li> <li>• Inaccuracies on the submitted plans and D&amp; A Statement</li> <li>• The layout does not appear to match the current footprint.</li> <li>• The existing dwelling is not a two storey dwelling.</li> </ul> <p><i>Officers comments: The main body of the Report addresses these concerns.</i></p>
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<p><b>APPLICANTS POINTS</b></p> <ul style="list-style-type: none"> <li>• The proposal will introduce a new dwelling to accommodate the needs for a large family. The proposed design offers a significant improvement on the quality of architecture for the street and fits suitably into the local vernacular.</li> </ul>
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<b>PLANNING POLICY</b>		
National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP3</b>	General Principles for Development
	<b>CP5</b>	Housing mix, density and affordability
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP8</b>	Thames Basin Heaths Special Protection Area
	<b>CP9</b>	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC06</b>	Noise
	<b>CC07</b>	Parking
	<b>CC09</b>	Development and Flood Risk (from all sources)
	<b>CC10</b>	Sustainable Drainage
	<b>TB07</b>	Internal Space standards
	<b>TB21</b>	Landscape Character
	<b>TB23</b>	Biodiversity and Development
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide – Section 4

## PLANNING ISSUES

### Description of Development

1. The proposal is for the erection of a two storey dwelling plus loft level with an integrated garage following demolition of the existing dwelling.
2. The proposed new dwelling would have dimensions of approximately 16m (depth) x 11.6m (width) and would include no.5 bedrooms, living room, kitchen and dining area. The proposed dwelling would have a maximum ridge height of 9.5m and the front and rear gable would have a height of 9.1m.
3. Following discussions with officer, revised plans have been submitted, which include:
  - The removal of the stand-alone garage from the front garden of the property – replaced with an incorporated garage within the front elevation
  - The removal of the three dormers at the rear of the proposed dwellinghouse and their replacement with velux windows.
4. These plans were reconsulted to neighbours, Wokingham Town Council and Ward Councillors on 21/09/2021. To date, no further comments have been received as a result of the reconsultation.

### Principle of Development

5. 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.
6. The site is located within a Major Development Location of Wokingham and as such the development would be acceptable subject to the assessment of the impact of the development on the character of the area, existing street scene, and the amenity of the neighbouring occupiers and upon highway safety.

### Character of the Area

7. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design.
8. The site is located along Reading Road (southern side) which is a designated Green Route and is characterised by many mature and veteran Oak trees. The majority of dwellings located on Reading Road are detached properties located on large plots and set back from the street.
9. The proposed dwelling would be set back from the site boundary and would have acceptable separation distances from its site boundaries and would comply with the requirements of Borough Design Guide in that a minimum of 1 metre gap from both side boundaries would be maintained. In doing so, the detached nature of this part of the road is maintained. The proposal would be consistent with the existing

building line along this side of Reading Road and there is no perception of dominance in the streetscene. When compared with the original dwelling, there is a noticeable increase in the scale and bulk of the development but when considering the height, footprint and design of the development, it accords with the existing character of the area.

#### Height

10. R9 of the Borough Design Guide SPD note that height, bulk and massing should respond to the local context and the prevailing heights in the area. Objections have been raised on the height of the proposed dwelling and that the proposed roof structure it has been designed to accommodate a full-height 3<sup>rd</sup> storey. It is considered the proposed dwelling represents a two storey dwelling with accommodation within the loft level and not a full height 3<sup>rd</sup> storey because the loft would be read as being contained within the roof rather than as a third storey. The proposed dwelling would have maximum ridge height of 9.5m and would be approximately 2.5m higher than the adjoining properties at no.'s 158 and 162 Reading Road. As the proposed dwelling would be set in from the mutual boundaries with the neighbouring properties the height would not be inappropriate in this location, nor would it be inconsistent with the prevailing height of other two storey developments in the area. Therefore, the proposal would not result in detrimental harm to the character and appearance of the wider streetscene.

#### Footprint

11. Objections have been raised that the conservatory should not be considered part of the existing building footprint as it gives the impression that the existing bungalow footprint is larger than it is. The conservatory has been on site in excess of 4 years and thus is a lawful addition to the existing dwellinghouse and is included within the existing footprint.
12. Given this, there will be an increase of 40m<sup>2</sup> from the existing footprint - 141m<sup>2</sup> to the proposed footprint of 181m<sup>2</sup>. It is considered this increase in footprint would not be to the extent which results in inappropriate development on the site, particularly given the size and depth of the site and the compliance with the relevant guidelines with respect to front, side and rear setbacks. Even if the conservatory was not included the footprint calculations, the development is considered to be appropriate for the area.

#### Design

13. Objections have been raised that the overall level and patterns of proposed glazing, both with these roof lights and with other elements such as small round window features, results in a contrived appearance and an over-dominance of glazing.
14. The proposed dwelling will be of contemporary design with a flat roof to the rear and front and rear gables, with a front gable feature with modern detailing. There is no specific architectural vernacular along Reading Road and comprises of a mixed character within the streetscene with varying styles of dwelling. Therefore, the design of the proposed dwelling would not have a detrimental impact on character grounds.
15. The submitted application indicate the proposed dwelling will be constructed of a range of materials including brick, stone, render and timber. There is no objection

and full details of the materials and colours are to be secured via a planning condition 3.

### **Housing Amenity**

#### Internal Amenity Space

16. Policy TB07 of the MDD and Policy R17 of the Borough Design Guides requires adequate internal space to ensure the layout and size achieves good internal amenity.
17. For a two storey dwelling the minimum standard for no.5 bedroom 8-person sharing is a gross internal floor area of 134sqm<sup>2</sup>. The proposed dwelling will have a gross internal floor area of 329 sqm<sup>2</sup> which exceeds this and thus is acceptable.
18. In terms of bedroom sizes, the Technical Housing Standards requires that a dwelling with more than one bedroom should have a main bedroom (double), which is to have a minimum area of 11.5sqm. Secondary of single bedrooms should have a minimum area of 7.5sqm and living spaces should have a minimum area of 27sqm. There should also be provision for storage. The proposed bedrooms satisfy the above requirements. The living spaces would also comply with the requirements and storage is provided.

#### External Amenity Space

19. 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. The proposal will comply with this requirement and no objection are raised.

### **Neighbour Amenity**

20. Policy CP3 of the Core Strategy aims to protect neighbouring amenity.

#### Overlooking

21. R15 of the Borough Design Guide requires retention of reasonable levels of visual privacy to habitable rooms, with separation of 10m to the street and 22m to the rear, increasing to 15m and 30m respectively within the loft. R23 of the Borough Design Guide SPD notes that the side walls must not contain windows, especially at first floor level.
22. The proposed dwelling will maintain the separation distances of 15m to the street and at least 30m to the rear, which comply with the recommendations within the Borough Design Guide. Thus, it is considered that the separation is acceptable to ensure that the proposal would not cause unacceptable impacts upon the residential amenity of properties across the road and to the rear.
23. The proposed dwelling will include first floor windows on the side elevation towards the neighbouring property at no.162 Reading Road. These windows would serve the en-suite bathroom and a secondary window to Bedroom 1, the submitted plans indicate these windows are to be obscure glazed. The obscure glazing is secured via condition 9 to protect the amenity of the occupiers at no. 162 Reading Road. The obscured window to Bedroom 1 is a secondary window and so the internal amenity of the bedroom would not be adversely affected.

24. The proposed dwelling does not include first floor windows on the side elevation towards the neighbouring property at 158 Reading Road, therefore no overlooking impact is envisaged towards the occupiers of this neighbouring property.
25. The proposed dwelling will include roof lights on the side elevations of the proposed dwelling at the loft level, however these would serve the storage areas (as indicated on the submitted plans) and an overlooking impact upon the occupiers of both neighbouring properties would not occur.
26. Objections have been raised the proposal will result in an unacceptable level of overlooking of adjacent properties, in particular at the back from the third storey roof dormers and the small round window. Following the submission of revised plans, the roof dormers at the rear of the property have been removed and have been replaced with two roof lights.
27. The sill height of the rooflights at the loft level are 1.5m, this would reduce the outlook further. Overall, there would not be significant overlooking towards both neighbouring properties that reasonably warrants a reason for refusal.

#### Sunlight and Daylight

28. R18 of the Borough Design Guide aims to protect sunlight and daylight to existing properties, with no material impact on levels of daylight in the habitable rooms of the adjoining properties.
29. A degree of overshadowing is expected towards no.158 Reading Road but because there is no significant departure from the established front and rear building lines, it would be towards the garage situated at the front of the property and only during the afternoon period. There is a bedroom within this garage, the window which serves this bedroom is on the opposite side away from the proposed dwelling therefore this habitable room would not be affected by a loss of light.
30. In regard no. 162 Reading Road, there will be some overshadowing to the side elevation and front parking area. As the first floor rear setback of the proposed dwelling is in alignment and it complies with the 1.0m side setback requirement, there is also no unreasonable impact to the south facing rear elevation or the side facing windows of No. 162. There is a ground floor hallway window and first floor window to the side elevation, but the hallway is a non habitable space and both areas have access to sunlight to the front elevation.

#### Overbearing and Sense of Enclosure

31. R16 of the Borough Design Guide requires separation distances of 1.0 metre to the side boundaries and 11 metres from rear boundaries.
32. The proposed dwelling would maintain the minimum 1m separation distance to the side boundaries and the separation distance to the rear boundary.
33. The two storey element of the proposed dwelling would not protrude forward of the existing two storey building lines of neighbouring property and given the 1m separation distance from the side boundaries it is considered the proposal would not result in an overbearing impact towards the rear elevations of no's 158 and 162 Reading Road.

## **Highways Access and Parking Provision**

### Access

34. The access to the site will not be changed however the existing highway boundary wall will be rebuilt, and slightly widened to remove the blind-spot when exiting the site to make access and visibility safer. No objections have been raised by the Council's Highways Officer on this aspect. Full details of the front boundary wall treatment are to be secured via condition 5.

### Car Parking

35. The proposal will have parking for three vehicles, two spaces are shown on the front driveway (although additional spaces are possible on proposed hardstanding) and one space within the proposed garage, this is acceptable to the Council's Highways Officer.

### Cycle Parking

36. The Council's Highways Officer is satisfied secure and covered cycle storage can be provided within the proposed garage without affecting car parking and no condition is necessary.

## **Flood Risk and Drainage**

37. Section 10 of the NPPF, Policy CP1 of the Core Strategy and Policies CC09 and CC10 of the MDD requires flooding protection, sustainable drainage methods and the minimisation of surface water flow.

38. Objections have been raised that the proposal would have implications on drainage in the area. The site is located within Flood Zone 1, but it is also sited in an area that is subject to surface flooding. The Council's Drainage Officer has reviewed the submitted documents including the Flood Risk Assessment and Flood Map Planning and concludes that the proposal will result in an increase in surface water run-off. However, because the proposal involves a replacement dwelling, there are no in-principle objections to the principle of the development. No drainage details have been provided and such details are to be secured via Condition 4. This will include details on the Surface Water Drainage Strategy and reference to SuDS to ensure that there is no net increase in offsite runoff.

## **Landscape and Trees**

39. Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.

40. The site is located on Reading Road which is a Green Route. There are existing trees at the front of the site and an Oak tree in the neighbouring garden to the west labelled as T17 in the Tree Survey is a protected by TPO1261/2008. The root protection area of this tree extends into the site and very outer edge of its root protection area (RPA) conflicts with the location of a brick pier. T12 Yew is within the site and its stem is very close to the location of the same brick pier. Despite this mitigation is possible with the use of mini piles to build the brick piers and no excavation will be necessary other than for the piles which will be hand dug as much as possible of the 600mm of topsoil/subsoil. As this tree is would be adequately protected during construction no objections are raised by the Council's Landscape Officer on the proposal.

41. There are several trees in the rear garden including 8.no 'B' quality, as many of the trees in the rear garden should be retained as possible including all the 'B' quality. The development will require the removal of one Tree labelled T13 on the Tree Protection Plan, the Council's Landscape Officer is satisfied with the details provided on this plan. Compliance with the Method Statement and Tree Protection Plan are required by Condition 6.

### **Ecology**

42. Policy TB23 of the MDD required the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider greener infrastructure network.

43. The Preliminary Roost Assessment and Bat Emergence Survey confirmed a likely absence of bat roosts in the building. Due to the absence of bats, it is highly unlikely that the proposed development would have a negative impact upon bats and no objections are raised on ecological grounds. In accordance with Paragraph 179 of the NPPF (2021), which states opportunities to incorporate biodiversity in and around developments should be encouraged, details of this are to be secured via Condition 11.

### **Waste Storage**

44. Provision for bin storage can be accommodated appropriately at the front of the property and because of the adequate setback from the street, it is achieved without detriment to the character of the area. No condition is necessary.

### **Thames Basin Heath SPA**

45. Policy CP8 of the Core Strategy states that where development is likely to have an effect on the Thames Basin Heaths Special Protection Area (TBH SPA), it is required to demonstrate that adequate measures to avoid and mitigate any potential adverse effects are delivered.

46. The site is located within 7km of the TBH SPA but does not involve a net increase in dwellings on a site such that no adverse concerns are expected, and no objection is raised.

### **Community Infrastructure Levy**

47. The application is liable for CIL payments because it involves additional floor area in excess of 100m<sup>2</sup>. It is payable at £365/m<sup>2</sup> index linked. However, the applicant has submitted a Self-Build Exemption, and this is subject to a separate liability notice.

### **The Public Sector Equality Duty (Equality Act 2010)**

48. 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. Further, there is level access to the ground floor where there is a separate snug (capable for use as a bedroom) and bathroom. This ensures that there is good accessibility for wheelchair users.

**CONCLUSION**

49. The amendments which includes the removal of the garage to the front accords with the character of the streetscene where many of the garages are set back and do not protrude excessively from the front building line. The removal of the 3no. dormers has reduced the additional bulk to the rear of the proposed dwelling, and the addition of velux windows in the roof are considered to be acceptable on grounds of design and neighbour amenity. Overall, the proposal accords with the character of the wider streetscene and there are acceptable outcomes in regard to highways, drainage, landscape and trees. Therefore, it is recommended that the application is approved subject to conditions.