

Application Number	Expiry Date	Parish	Ward
213796	11 February 2022	Wokingham	Norreys

Applicant	Mulberry House Vets
Site Address	302 London Road, Wokingham RG40 1RD
Proposal	Full application for the proposed conversion of existing integral dog kennel to an end of life/care room, erection of a single storey side/rear extension to form replacement kennel and retention of 3no. overspill customer parking spaces to the rear of the building
Type	Full
Officer	Simon Taylor
Reason for determination by committee	Listed by Councillors Burgess and Murray for the following reasons: <ul style="list-style-type: none"> • Increase in commercial parking • Risk of flooding • Neighbour amenity impacts • Incompatible materials

FOR CONSIDERATION BY	Planning Committee on Wednesday 9 February 2022
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The proposal involves minor extensions to the existing Mulberry House Vets to accommodate additional dog kennel space and additional parking spaces at the rear of the site (retrospective). The application has been the subject of one resident objection and two member objections.</p> <p>The extent of the works is modest and acceptable on character and neighbour amenity grounds and is recommended for approval, subject to replanting of landscaping in Condition 3, matching materials in Condition 4, imposition of the same hours of use in Condition 6, no additional external lighting in Condition 7 and limitation of the use of the car park at the rear to that associated with the vet clinic in Condition 8.</p>

PLANNING STATUS
<ul style="list-style-type: none"> • Major Development Location • Green Route (London Road) • AWE Burghfield consultation zone (special case zone) • Flood Zone 1 • Nitrate vulnerable zone (surface water) • 1 in 100-year risk of surface water flooding • Bat roost suitability • Thames Basin Heath Special Protection Area (5km zone) • Heathrow Aerodrome wind turbine safeguarding zone • Classified road • 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 plans numbered 21.33-100 Rev A, 21.33-112 Rev D, 21.33-113 Rev D, 21.33-114 Rev D and 21.33-115 Rev D, dated 16 July 2021 and received by the local planning authority on 18 November 2021 and the site plan numbered 21.33-111 Rev F, dated 16 July 2021 and received on 14 January 2022. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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) Landscaping

Tree planting shall be carried out in full accordance with plan numbered 17.26-109 Rev C, dated 6 July 2018 (as approved in discharge application 181300) with an additional 1 x native tree (either N1 or N2 as specified on the plant schedule of 17.26-109 Rev C) planted in the rear garden. At the latest, planting is to occur in the first planting and seeding seasons following the occupation of the extension hereby permitted. Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

4) External materials

Notwithstanding and irrespective of the details in the application form and the approved plans, the materials and colours to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless other minor variations are agreed in

writing with the Local Planning Authority after the date of this permission and before implementation.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

5) Car parking

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plan numbered 21.33-111 Rev F, dated 16 July 2021 and received on 14 January 2022. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

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

6) Hours of use

The use hereby permitted shall not operate other than between the hours of 8am-7:15pm Monday to Friday, 8:30am-4pm on Saturday and not at all on Sundays or Bank or National Holidays.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

7) External lighting

Notwithstanding the provisions of 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 external lighting shall be installed or affixed to the rear extension or car park hereby permitted.

Reason: In the interests of neighbour amenity. Relevant policy: Core Strategy policies CP1, CP3 and Managing Development Delivery Local Plan policy TB21.

8) Limitations of use

The car park extension, hereby permitted, shall be used only for car parking associated with the lawful veterinary practice at 302 London Road, Wokingham and for no other purpose.

Reason: The local planning authority has had regard to the special circumstances of this case, being the unlawful status of the current use of the land at the rear of the site. Relevant policy: Core Strategy policies CP1 and CP3.

Informatives

1) Section 106 agreement

The continued residential occupation of the first floor flat remains subject to the covenants in Schedule 1 of the legal agreement under section 106 of the Town and Country Planning Act dated 7 March 2018, which formed part of the approval for the change of use of the site to a vet surgery in planning application 173194 (as amended by 193199 and 202307).

2) Changes to the approved drawings

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.

3) Mud on the road

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 the Highway Authority on tel.: 0118 9746000.

4) 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of addressing concerns relating to highway safety.

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.

5) Protected species

This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

PLANNING HISTORY		
302 London Road		
App No.	Description	Decision/Date
B/R/77/1962	Extension to lounge	Approved 25 October 1962
43003	Single storey extension	Approved 21 July 1994
F/2000/3082	Two storey side extension	Refused 27 February 2001
173194	CoU from residential to vet with raising of roof to create first floor accommodation, rear extension, rear dormer	Approved 13 March 2018
181300	Discharge of noise and landscaping details associated with 173194	Approved 17 July 2018
183199	Variation of Condition 11 of 173194 relating to external lighting	Approved 11 February 2019
202307	Variation of Condition 13 of 173194 relating to hours of use	Approved 30 October 2020
Land to the rear (rear of 304 London Road)		
05691	Construction of a garage and alterations and extensions	Unknown
171225	Dwelling annexe to the rear (CLE)	Approved 20 July 2017
171226	Use of two buildings to the rear for a car sales and repair workshop (CLE)	Refused 20 July 2017
182277		Refused 8 February 2019
200013	Two x 2 storey dwellings and associated works following demolition of 1no existing outbuilding	Refused 3 March 2020

SUMMARY INFORMATION		
	Existing	Proposed
Site Area	700m2	770m2
Use	Vet (ground floor) and 1-bedroom flat as staff accommodation (first floor)	
Parking	10 (6 customer and 4 staff)	11 (7 customer and 4 staff)
Employment	As approved: 6 FTE (vets) and 6 part time (support)	6.5 FTE (vets) and 6 part time (support)
Hours	8am-7:15pm weekdays, 8:30am-4pm on Saturday	No change

CONSULTATION RESPONSES	
WBC Env. Health	No objection.
WBC Highways	No objection, subject to Condition 5 relating to parking and turning.
WBC Drainage	No objection.

REPRESENTATIONS	
Wokingham Town Council	<p>No objections, subject to the observations that:</p> <ul style="list-style-type: none"> The applicant does not make repeated applications for expansion Parking is screened <p><u>Officer comment:</u> There is no reasonable provision to restrict future planning applications on the site. Rather, this application assesses the cumulative impact of past extensions and is acceptable. Discussion surrounding landscaping on the site is detailed in paragraphs 13 and 14 and outlined in Condition 3.</p>

Ward Member	<p>Cllr Burgess has listed the application on the following grounds:</p> <ul style="list-style-type: none"> • Change of use at the rear (land within 304 London Road) would lead to a further increase in commercial parking <p><u>Officer comment:</u> There is a complicated planning history at the rear of the site, as detailed in paragraphs 4 and 5. Regardless, the planning implications for any commercial use are not unreasonable and no objection is raised although Condition 8 provides some clarity on use.</p> <ul style="list-style-type: none"> • Risk of flooding <p><u>Officer comment:</u> There are no river flooding issues and the implications for surface flooding are not unacceptable, as noted in comments from the Drainage Officer and in paragraph 27.</p> <ul style="list-style-type: none"> • Overlooking, overbearing and light disturbance • Noise disturbance from dogs <p><u>Officer comment:</u> There are no unreasonable neighbour amenity issues, as outlined at paragraphs 16 and 17. Of note, Condition 7 does not allow any external lighting to the rear extension or car park, thus limiting any potential light spill.</p> <ul style="list-style-type: none"> • Type of materials will have an adverse outcome for the character of the area <p><u>Officer comment:</u> The materials for the rear extension are listed as Fibre cement cladding boards. This is unfavourable and materials are to match existing as outlined in Condition 4.</p> <p>Cllr Murray has also listed the application on the following grounds:</p> <ul style="list-style-type: none"> • The extension of the carpark impacts upon residents <p><u>Officer comment:</u> The extension to the carpark is relatively modest and is located in an area behind 302 London Road where there is sufficient separation from neighbouring residents.</p>
Neighbours	<p>The application was consulted to neighbours from 23 November to 14 December 2021. Submissions were received from 4 and 8 Woodrow Drive, Wokingham RG40 1RS. The submissions raised the following issues:</p> <ul style="list-style-type: none"> • Constitutes a material change of use at the rear of the site for car parking as the land has never had a lawful use for the storage of vehicles and the • Car parking should be temporary and not able to be reverted to commercial use by the owner of 304 London Road • Could establish precedent for similar uses and commercial uses in this area are inappropriate • Commercial use is not sympathetic for the residential area

Officer comment: There is a complicated planning history at the rear of the site, as detailed in paragraphs 4 and 5. Regardless, the planning implications for any commercial use are not unreasonable and no objection is raised although Condition 8 provides some clarity on use.

- Adverse impact of extension upon the character of the area
- Poor design of extension
- Over development
- Overbearing form
- Expansion of car park is inappropriate for a residential area
- Lack of landscaping for a residential area - additional landscaping should be provided
- Existing A/C units are unsightly

Officer comment: The form, scale and appearance of the extension is appropriate in the context of the existing building and the residential character of the surrounding area. The carpark and extent of landscaping is also acceptable although the latter is subject to Condition 3 requiring replanting of landscaping. See paragraph 14. The air conditioning units are existing and do not form part of the application.

- No consideration of neighbour impact
- Light spillage from overnight activities
- Noise from dogs barking and movement of people and animals from the building to the rear
- Noise from vehicle movements through to the rear of the site

Officer comment: There are no unreasonable neighbour amenity issues, as outlined at paragraphs 16 and 17. Of note, Condition 7 does not allow any external lighting to the rear extension or car park, thus limiting any potential light spill.

- Increased traffic across the cycle path on London Road

Officer comment: The level of traffic movements is minor and not unreasonable in terms of any perceived conflict with cycle use on London Road.

- Land is potentially contaminated from past unlawful uses

Officer comment: No contamination issues are raised, as noted in paragraph 28.

- Increased risk of surface water flooding

Officer comment: There is a minimal risk of overland surface flooding but the extent of the proposed works are not sufficient to warrant refusal of the application, as indicated in comments from the Drainage Officer and as outlined in paragraph 27.

- No topographic survey has been submitted

	<ul style="list-style-type: none"> Any additional A/C units should be shown There is no mention of the planning and enforcement history of 304 London Road <p><u>Officer comment:</u> No additional A/C units are proposed and no topographic survey is required for the assessment of the application. It is also unnecessary for the application to consider the merits or circumstances of the history of 304 London Road in this application.</p> <ul style="list-style-type: none"> Is the car parking extension owned by the applicant <p><u>Officer comment:</u> The application form was accompanied by Certificate B, indicating that the car park extension is not in the ownership of the applicant and that notification of the adjoining landowner was undertaken prior to the submission of the planning application.</p>
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APPLICANTS POINTS

The proposal meets in full National Planning Policy Guidance and policies contained within the Development Plan and should be supported for the following reasons:

- The proposal makes the optimum use of a site in a sustainable location and is well related to key bus services and a cycle path. The NPPF is highly supportive of mixed-use developments and shared use of space particularly where this delivers community benefits and enhancement to sustainable objectives.
- The proposal is consistent with Government policy which states that decisions should help to create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth (para.81, NPPF). This proposal is consistent with these aims.
- The 'end of life'/care room will enable owners to stay longer at the surgery without taking up valuable time and space in the consulting rooms. The room provides a sensitive and caring environment for owners that have had to have their pet put to sleep.
- No changes are proposed to the residential flat at first floor level. The proposal will therefore retain an independent residential dwelling in accordance with Policy CP3. The apartment will retain its own entrance from the front of the property and a parking space and amenity area at the rear.
- The design of the side and rear extensions is in keeping with the host property and will not result in any harm to the character and appearance of the area.
- The proposal will not affect the amenity of neighbouring properties. The proposed side and rear extensions are low in height and positioned to ensure that they will not result in a material loss of light or outlook to neighbouring occupiers. Hours of operation will be unchanged from the recent permission to vary opening times.
- The proposal provides for additional customer parking (i.e. three spaces). These spaces will be accessed via the existing access into the site from London Road.

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP6	Managing Travel Demand

Managing Development Delivery Local Plan 2014	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
	CC01	Presumption in Favour of Sustainable Development
	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
	TB20	Service Arrangements and Deliveries for Employment and Retail Use
Borough Design Guide SPD	TB21	Landscape Character
	Section 6	Parking
	Section 7	Non residential

PLANNING ISSUES

Proposal

- The proposal involves the following works:
 - Conversion of the dog kennel to end of life care room
 - Single storey side and rear extension
 - Retention of three additional car spaces at the rear of the site (extending into land owned by 304 London Road) and rearrangement of the existing car park to accommodate a turning area

Site Description

- The site is on the northern side of London Road in an established residential area. On the site is a two-storey dwelling with veterinary practice on the ground floor and residential unit on the first floor. Car parking occupies the front and rear of the site with a small area of soft landscaping along the eastern side of the rear garden. To the rear is land owned by 304 London Road which has/is operated as a car repair business although no lawful planning permission exists.

Principle of Development

- The existing veterinary clinic was approved in March 2018 by application 173194 and the subject application seeks to enlarge the footprint to accommodate recent growth of the business. The site is located within major development location and the extension is broadly acceptable in terms of the principles stated in the Core Strategy and the relevant policies in the MDD Local Plan. Moreover, paragraph 81 of the NPPF states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The principle of the development is accepted on account of this.
- The application also includes the retrospective extension of the site boundaries at the rear to incorporate some land in the ownership of 304 London Road to accommodate three additional parking spaces. The land originally formed part of the garden of the subject site prior to its annexation about 15 years ago and so the part return of the

land is not opposed on planning grounds. Until the retrospective works were undertaken, it was used for the parking and storage of vehicles associated within an unlawful car repair business attached to but separate from the residential dwelling at 304 London Road. No planning permission has been granted for the use but the Council has concluded that it was not expedient to pursue any enforcement action on account of the use having been undertaken in some form for ten years or more.

5. The use of this space for car parking would represent a change of use from the unlawful commercial use to ancillary works associated with the approved vet clinic. Whilst there are no immediate concerns with this outcome, to avoid any ambiguity associated with the existing unlawful use, the applicant accepts the inclusion of Condition 8 which limits the use of the space for parking associated with the vet clinic only. Reference to the conversion of the dog kennels to an end of life care room involves a change in the room use and is not a material change of use.

Character of the Area

Built form

6. 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. NR1 of the Borough Design Guide states development should respond to key characteristics and features of the site. NR1, NR5 and NR7 also require consideration of the local context in terms of appearance, bulk and roof form.
7. London Road consists mainly of residential dwellings of mixed style and form, with many bungalows, many of which have been converted into two storey dwellings. The road is tree-lined and properties are set along a relatively defined building line, with ample front and rear gardens.
8. The change of use of the building in 173194 included a single storey, flat roof extension to the rear of the building measuring about 33m² in area. It was acceptable on account of it being located to the rear and conforming to the side boundary setbacks. The subject application involves a further single extension to the eastern side and rear of the building measuring 38m². It is similarly modest but would add further bulk to the rear of the building. However, it remains consistent in eaves height with the previous extension, does not dominate the original dwelling and is not excessively inconsistent with the rear building line of properties on the northern side of London Road. To the side, it would extend beyond the existing side elevation of the building and to within 0.2m-0.6m of the boundary. Even so, it is setback 7.5m behind the front elevation and has a height of 2.9m, which sits 0.15m below the eaves of the original building such that it would not contribute to a discernible reduction in building separation or dominance when viewed from the street. On this basis, it is acceptable.
9. R11 of the Borough Design Guide SPD requires that housing ensure a coherent street character, including materials and colour. The Design and Access Statement suggests that the materials in the extension match existing which is not the case. Materials are nominated as 'Cedral Click' fibre cement cladding which contrasts with the existing rendered finish of the rest of the building, including the 2018 extension. There is no overwhelming explanation for the departure and the harm to character of

the area is unacceptable such that Condition 4 states that materials are to be consistent with the existing building and the proposed materials would not be suitable.

Landscape character

10. P2 of the Borough Design Guide SPD ensures that parking is provided in a manner that is compatible with the local character and NR10 states that car parking is to be unobtrusive and landscaped. Policy CC03 of the MDD Local Plan also aims to protect green infrastructure networks, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.
11. There is a significant amount of gravel and/or hardstanding across the site. The officer report for the original permission noted that *"In this largely residential area, this is unusual, however a large part of this would be to the rear of the building and therefore this would not attract significant public views. It should be noted that the neighbour to the east has a large set of gates and a significant amount of hardstanding."*
12. The proposal adds a further 53m² of gravel car park at the area albeit in an area that has previously been used (unlawfully) for commercial uses. The net change at the rear of the site is largely negligible and of no significant consequence to the landscape character of the site or the area.
13. The rear extension will be located to the side of the dwelling and within the only area of soft landscaping in the north eastern corner of the rear garden, reducing the amount of soft landscaping from 75m² to 35m². Whilst the further erosion of the soft landscaping is unfavourable, it is not sufficient to warrant refusal, amendment or condition of the planning permission. This is because it is of limited and fragmented significance and contribution given it is located at the rear where it does not contribute to the public realm and because it relates to a specific veterinary use and the conversion of the car park back to soft landscaping is easily achieved were the existing use to cease.
14. Notwithstanding the above conclusions, it is apparent that the existing tree at the rear of the site no longer exists and two new trees and hedgerow at the front boundary have not been planted although the information from the applicant is that the trees were planted but have died and not been replaced. This is inconsistent with the approved details in discharge application 181300 and it is imperative that this landscaping is reinstated to soften the character of the site and complement the Green Route of London Road. Condition 3 specifies this requirement.

Neighbour Amenities

15. Policy CP3 of the Core Strategy aims to protect neighbouring amenity and Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact.
16. The extension is proposed alongside the boundary with 304 London Road to the east and it matches the height of the existing rear extension. It is of single storey height and alongside a 2.2m high common boundary fence, there are no realistic issues with dominance, loss of light or overlooking. Even the side extension, which extends

to within 0.2-0.6m of the boundary for an 8.8m length would not impose unduly on the neighbouring property by virtue of its location alongside the side elevation of 304 London Road that exhibits a similarly minimal side setback.

17. Condition 4 of the original permission required noise details arising from traffic movements. These details were approved by application 181300 and given the minimal change in traffic movements in this application (see paragraph 23), there are no further objections raised. The proposed works would result in an enlarged dog kennel area being moved to the rear of the building, freeing up space within the existing building for a dedicated euthanasia room. The applicant has submitted figures for overnight kennel stays and euthanasia applications, with an average of 2.75 overnight stays and 19.3 euthanasia applications per month. This shows that there are low levels of overnight care and therefore a low likelihood of noise disturbance. Toilet visits to the rear garden do occur but these are short and supervised. The figures also demonstrate the need for an “end-of-care room”. Overall, the vet operates successfully within a residential neighbourhood and the proposed changes are viewed as not contributing to any noticeable change in these levels of neighbour amenity although the approved hours of use are replicated in Condition 6 to avoid any ambiguity.
18. Internally, details were submitted as part of the discharge requirements of the original permission for the change of use of the building to ensure that noise transfer to the first-floor flat was sufficiently mitigated. These details were approved in discharge application 181300. The proposed extension and internal works are not sufficient to introduce additional acoustic concerns and no concerns are raised.

Access and Movement

19. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards. The vet clinic would be classed as Use Class E and whilst there is no such generation requirement, Use Class D1 is of relevance. It requires one space per full time staff member and three per consulting room.
20. The existing vet practice was approved with ten on-site parking spaces with six assigned for customer use and four for staff use. The first-floor flat was retained as ancillary to the vet practice as secured by a s106 agreement dated 7 March 2018 and one of the four staff spaces was assigned for the residence. With two consulting rooms and six full time equivalent staff (vets and vet nurses), the provision of ten spaces was a deficiency of two spaces but the Council’s Highways Officer raised no objection.
21. The documentation submitted with the subject application indicates that there is no increase in the number of consulting rooms or the number of staff although there is now a reference to 6.5 full time equivalent staff. This would represent an increased requirement for an additional 0.5 space. There would also be additional floorspace in the form of an enlarged dog kennel room and new end of life room.
22. There are three additional spaces at the rear of the site but with a reconfigured turning area, a net increase of one additional car space at the rear of the site. This is viewed as an improvement in the level of on-site car parking and the Council’s Highways Officer raises no objection. A plan showing turning space has been provided and it allows for forward movement from all spaces which is supported.

23. With minimal change in staffing levels and no change in consultation rooms, there are also no objections on the grounds of traffic generation.

Ecology

24. Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network. The site is within habitat where bat roosts have already been found. The change of use of the existing dwelling into a vet practice was supported by a bat survey report that concluded that the risk of the works adversely affecting bats was minimal with only one or two gaps in roof tiles. No ecology report was submitted with the subject application and reliance upon the previous report would be unreasonable given it is over four years old. Nonetheless, no landscaping is affected and the extension will attach at eaves level to an existing flat roof rear extension. The likelihood of any harm arising is negligible to nil and no objection is raised, subject to Informative 5.

Thames Basin Heaths Special Protection Area

25. The subject property is located within 5km of the TBH SPA but the scope of the works are minor and there is no net increase in residential density whereby there will be no foreseeable impact upon the SPA. The proposal is therefore acceptable in terms of Policy CP8.

Waste Storage

26. Policy CC04 of the MDD Local Plan requires adequate internal and external storage for waste and recycling. General and recycling waste is collected weekly by Grundon and clinical waste is collected weekly by a specialist company. The extent of the changes are unlikely to result in any significant increase in waste generation such that no objection is raised.

Flooding

27. Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding and Policy CC10 requires sustainable drainage methods and the minimisation of surface water flow. The site is within Flood Zone 1 but is noted as being subject to 1 in 100-year surface flooding. The proposal represents no additional risk vulnerability and only a minor extension to the rear of the building with permeable surfacing to the car park. The extent of the changes are not significant and unlikely to result in an unreasonable drainage or surface flooding impact and the Council's Drainage Officer has not raised any objection. It is therefore acceptable in terms of Policy CC09 and CC10.

Contamination

28. The site is not shown as contaminated on the Council's modelling but there is a history of unlawful car repairs occurring on land to the rear. Part of this land is intended for the enlarged car park. The Council's Environmental Health Officer has reviewed the proposal and raises no objection. The land in question falls outside of the area where car repairs occurred and within an area where cars were generally

stored. Moreover, the proposed works, which have already been undertaken, are limited to surfacing to the car spaces and the relocation of the fence. The likelihood of contamination risks or remediation is viewed as negligible and no objection is raised.

The Public Sector Equality Duty (Equality Act 2010)

29. The Council is required to have due regard to its obligations under the Equality Act 2010, including age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. Policy CP2 of the Core Strategy also seeks to ensure that new development contributes to the provision of sustainable and inclusive communities, including for aged persons and the disabled. There is existing ramped access to the ground floor and a disabled space at the front car park, with the additional floorspace being back-of-house. On this basis, there is no indication or evidence that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities.

Community Infrastructure Levy

30. The application is not liable for CIL payments because it relates to a non-residential or retail use.

CONCLUSION

31. Whilst the vet is a non-residential use within a residential location, there are no adverse neighbour amenity outcomes associated with the extension. The proposed works are also to the rear where it remains compatible with the existing dwelling and the surrounding area. The proposal represents an acceptable expansion of a successful business and subject to replanting of landscaping that was required under the original planning permission (Condition 3) and retention of approved hours of use (Condition 6), no objection is raised.