

Agenda Item 70.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
F/2015/0770 New ref: 150945	31/08	Finchamps tead	Finchampstead South	Cllr Simon Weeks

Applicant Ms Rebecca Stead
Location The Lodge, North Court, The Ridges, **Postcode** RG40 3SH
Finchampstead.
Proposal Proposed erection of 4-bedroom dwelling with associated parking, access following demolition of existing dwelling.
Type Minor dwelling
PS Category 13
Officer Katie Herrington

FOR CONSIDERATION BY Planning Committee on 11th November 2015
REPORT PREPARED BY Head of Development Management & Regulatory Services

SUMMARY

This application is for the erection of a 4-bedroom dwelling. This would replace a smaller dwelling at the site which has now been demolished. However, it is considered that this would be of substantially the same form and design as an extant permission which allowed for this dwelling to be extended and partially demolished (ref: F/2014/0168 dated 9th April 2014). The main difference would be an increase in height of 0.4/0.5m from approximately 5.4/5.5m to 5.9m.

It is understood, from the applicant, that the dwelling was demolished due to structural issues encountered during construction (and as opposed to the partial retention of the building as agreed by F/2014/0168).

Following concerns about the accuracy and detail of the submitted drawings raised as part of the public consultation, particularly in terms of the height of the original dwelling and proposed dwelling, new plans to support the application were submitted. These include:

- Revised re-measured plans of the original dwelling (based on the best available information such as photos and as there is no measured survey of the original building);
- Revised elevations and floor plans of the proposed dwelling that include details of detailing (e.g. brick window surrounds and arches) and materials;
- A topographic survey of the site and elevation plans with land heights;
- Material samples of the main external materials

The proposed building would be in the same location as the former 'The Lodge' and would replicate the form and detailing of the original dwelling, including those parts that were approved to be retained under (F/2014/0168). As such, it is considered that this is a significant material consideration. Given that there is limited variation in the design and scale of the dwelling it is considered that this allows the application to be recommended for approval.

PLANNING STATUS
<ul style="list-style-type: none">• Countryside• SPA 5KM and 7KM Zone• Badger Sett Consultation Zone

RECOMMENDATION
APPROVAL subject to the following conditions;
<p>1. This permission is in respect of the submitted application plans 01A, 02A, 03A, 04A, 05A, 06A, 07A, 08A, 09, 10, coloured elevation received by the authority on the 23/07/2015, and topographic survey received by the authority on the 29/09/2015, and plan RSE 10 received on the 28/10/2015 . The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.</p> <p><i>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.</i></p> <p>2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as stated on the plans (and in writing on document 'brick and tile samples') and agreed samples consisting of traditional slate for the roof, and to mix bricks from the original dwelling and proposed brick – Swanage Handmade Light Red Multi.</p> <p><i>Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.</i></p> <p>3. Before the erection of the dwelling 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.</p> <p><i>Reason: In the interests of amenity and highway safety.</i> <i>Relevant policy: Core Strategy policies CP1, CP3 and CP6.</i></p> <p>4. The erection of the approved dwelling shall not commence until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).</p> <p>a) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, 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.</p> <p>b) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of</p>

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

- c) 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, Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

5. The approved dwelling shall not be erected until full details of the Drainage Systems(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include;

- a) Results of intrusive ground investigations demonstrating the depth of the seasonally high groundwater table and infiltration rates determined in accordance with BRE Digest 365.
- b) Confirmation of the design standard of the proposed soakaway(s), ensuring that the soakaways(s) has been built in line with The Building Regulations 2000 - Drainage and Waste Disposal, Section H3, and is not built within 5m of a building or road.
- c) Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels and drawings as appropriate.
- d) Confirmation that the maximum discharge level of any infiltration SuDS feature has been kept as shallow as possible, and is above the seasonally high ground water level. There should be at least 1 metre between the base of the feature and the seasonally high ground water level.
- e) Full calculations demonstrating the performance of the proposed soakaways(s).
- f) Agreement in principle from the Environment Agency for discharge to ground for this type of development.
- g) Full details of the maintenance arrangements for the development covering every aspect of the proposed drainage system.

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

6. 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), any extension or outbuilding shall not be carried out without the express permission in writing of the local planning authority.

Reason: To safeguard the character of the area / Countryside and neighbouring amenities. Relevant policy: Core Strategy policies CP1, CP3 and CP11, and Managing Development Delivery Local Plan policy TB21.

7. Notwithstanding the provisions of Class A of Part 2 of the Second Schedule the Town

and Country Planning (General Permitted Development) (England) Order 2015 (or an Order revoking and re-enacting that Order with or without modification), the provision or replacement hard surface shall not be carried out without the express permission in writing of the local planning authority.

Reason: To safeguard the character of the area / Countryside. Relevant policy: Core Strategy policies CP1, CP3 CP11, CP12 and Managing Development Delivery Local Plan policy TB21.

8. 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), the garage accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

9. 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 plans. 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.

Informatives

1. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. **Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action.** The information required should be formally submitted to the Council for consideration with the relevant fee. Once the 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.
2. 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 - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>

Planning history relevant to the partial demolition and extension to dwelling

- **F/2013/1864** – Demolition of a rear and side extension, following demolition and removal of existing rear extension; creation of an underground garage and basement room and associated site levelling, landscaping and provision of car parking spaces, and conversion of existing roof space to additional habitable accommodation – **Refused 17/12/2013**.
- **CLP/2013/0992** – Certificate of Lawful Development for the demolition of the rear section of the dwelling and erection of single storey rear extension and single storey side extension - **Approved 19/07/2013**.

This demonstrated the scale and size of extensions that would be permissible without the need for full planning permission. It was a relevant material consideration when considering the subsequent application to extend the house and as it represents a 'fallback' position.

- **F/2014/0168** – Demolition of existing rear extension and erection of rear and side extension, conversion of loft space to habitable room and creation of underground garage and store room with associated parking – **Approved 09/04/2014**.

There were then two applications which sought minor amendments to the above:

- **NMT/2014/1623** - Application for a non-material amendment to planning consent F/2014/0168 to allow the partial demolition and re-construction of the original building - **Approved 13/08/2014**.

This allowed a larger area of the original building to be demolished than originally approved. However this mainly included the northern and eastern walls, and which given the location of the proposed extension would have been 'internal' walls and this change would have not therefore have affected the external appearance of the development. The southern external wall and part of the eastern wall (including the bay window to the front) were shown to be retained.

- **NMT/2015/0098** - Application for a non-material amendment to planning consent F/2014/0168 to allow the addition of a 1m wide trench around the property at basement level and only where basement is situated. - **Approved 06/02/2015**

Work commenced in March 2015 to implement F/2014/0168 (as amended), however during these works the part of the building that was due to be retained was also demolished. The LPA were informed about its demolition. Given that the original building was demolished full planning permission is required for the erection of a replacement dwelling. The applicant was advised and it was requested that this application for a replacement dwelling was submitted.

Applications to reinstate wall/ implement F/2014/0168

There are were two applications for Certificates of Lawful Development that have been refused, one of which is subject to a current appeal, to reinstate the walls that should

have been retained (but were demolished) and therefore allow the extension to be implemented as per F/2014/0168.

- 152139 - Application for a certificate of lawfulness for the proposed erection of wall. - Refused 17/09/2015
- CLP/2015/1252 - Application for a certificate of lawful proposed use for reinstatement of walls to form dwelling. Refused. 01/07/2015. (Subject to current Appeal)

Application for a new garage

Separate to the above an application was submitted for garage/workshop to be sited to the north east part of the site. This was withdrawn:

- 151588/F/2015/0181 - Proposed erection of detached two storey 3 car garage with workshop- Withdrawn 25/03/2015

SUMMARY INFORMATION

Site Area	0.13 hectares
Original floor area	107m ²
Proposed floor area (excluding basement)	307m ²
Proposed use	Residential
Existing use	Residential
Proposed dwellings	1
Existing parking spaces	Open parking area
Proposed parking spaces	3

CONSULTATION RESPONSES

Highways	No objection subject to conditions (8 and 9)
Biodiversity	No objection
Tree and Landscape	No objection subject to conditions (4)
Drainage	No objection subject to condition (5)
Woodley Parish Council	Objection
Local Members	Objection

REPRESENTATIONS

As originally submitted the application sought to rely on plans based on application F/2014/0168 and these were subject to consultation. Nine neighbour objections were received, and in summary, raised the following:

- Not subservient (increased massing of the building) (*see paragraph 13-19*)
- Out of character due to scale and massing (*see paragraph 13-19*)
- Increased ridge height (*see paragraph 15-19*) (NB: An objection on this point includes a photograph of the gable end elevation including a person standing at the wall with a measuring stick. From this the objector states the height of the ridgeline could only be 4.6m)
- PD rights could result in larger dwelling (*see paragraph 27*)
- Inconsistencies and inaccurate information on the application form and plans

(addressed by revised plans)

- Restrictive covenant restricting height to 15ft.

*(Officer comment: Covenants are not considerations related to planning. However an assessment to the impact of the height of the proposal is had under **paragraph 15 – 18**)*

- Potential Non-Material Amendments/'planning creep'.

(Officer comment: any future application would have to be assessed on its merits)

LOCAL MEMBER;

Cllr Simon Weeks

- Inaccuracies and inconsistencies in the submitted plans ***(addressed by revised plans)***
- Substantial increase in floor area/ volume contrary to policy CP3 and CP11 ***(see paragraph 13, 17 – 19)***

PARISH COUNCIL;

Finchampstead Parish Council

- Objection as drawings are inadequate ***(addressed by revised plans)***
- Proposal would not be sympathetic to the site ***(see paragraph 15 – 19)***

(NB: Any further comments from the Parish meeting of 4 November will be reported in the Members' Update).

Following re-consultation;

Following the submission of the revised plans and elevation there was a further period of consultation and four further comments were received raising the following objections:

- Floor space is larger than the original dwelling ***(see paragraph 13,14 - 19)***
- Height exceeds covenant

*(Officer comment: Covenants are not considerations related to planning. However an assessment to the impact of the height of the proposal is had under **paragraph 15 – 19**)*

- Excessive scale and massing ***(see paragraph 13, 17 - 19)***
- Ridge height of the original building is incorrect ***(see paragraph 15-16)***
- PD rights could result in larger dwelling ***(see paragraph 27)***
- Potential Non-Material Amendments/'planning creep'.

(Officer comment: any future application would have to be assessed on its merits)

APPLICANTS POINTS

- New plans have been drawn re-measuring the height of the original building.
- The increase in height of the proposed dwelling is 5.9 metres, 0.4 metres higher than the 'original' dwelling.
- No increases in footprint or floor area, compared to the previously approved scheme (F/2014/0168) are proposed.
- The proposed height is appropriate given the context which includes neighbouring properties which are considerably higher.

PLANNING POLICY

National Policy

NPPF

National Planning Policy Framework

Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB07	Internal Space Standards
	TB21	Landscape Character
	TB23	Biodiversity
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
	WPSS	Wokingham Parking Standards Study Report October 2011

PLANNING ISSUES

Description of Development:

1. It is proposed to erect a single 4-bedroom dwelling. This includes the main accommodation at the ground floor but with a part basement (to include a garage, store room and one basement room) and with two en-suite bedrooms accommodated within the roofspace. To facilitate access to the basement garage the proposal includes a ramp/drive being excavated from the west (and into the raised ground and which the dwelling is sited).
2. The key dimensions of the proposal are as follows:
 - 5.9 metres in height to the main central ridgeline
 - 17.0 metres in depth from the central bay to rearmost wall
 - 14.7 metres in width at widest point

Background of size and scale of the original building:

3. The application is accompanied by floorplans and elevations of the original building. There was no detailed measured survey taken prior to the demolition of the building and therefore these are based on the best available information such as interpretation of photos (e.g. calculation of height based on number of brick courses and measured height of retained bricks, and measurements from retained features such as the window frames) and site measurements from location of remains of

damp course (on-site). These plans were submitted as a revision to those originally submitted with the application and were subject to consultation (see above). They are at A2 paper size and at a scale of 1:50. These plans show the following key dimensions of the original building:

- 5.5 metres in height at the central ridgeline
- 14.6 metres in depth from the central bay to rear wall (of the yard)
- 9.9 metres in width at widest point

(NB: As noted above the height at the ridgeline of the original building is challenged by objectors and based on the 'scaling-up' of a photo of the gable wall and as circa 4.6m (i.e. 0.9m lower than in the supporting information supplied by the applicant)).

4. The plans submitted and approved at part of F/2014/0168 are of a smaller scale (1:100) and showed less detail (and as they were only required to show the relationship of the extension of an existing building as opposed to a new building). For these reasons they are not as reliable but scale to show the following key dimensions of the building as extended:

- 5.7 metres in height at the central ridgeline
- 17.0 metres in depth from the central bay to rear wall
- 14.8 metres in width at widest point

5. The plans did show the same general layout and siting as now proposed (albeit with less detail) including:

- A basement (wrapping around the side and rear of the footprint of the original) that would include a garage, store and basement room;
- The main accommodation on the ground floor;
- Two rooms in the roofspace (unlabelled) but which appear from the layout to be two ensuite bedrooms;
- The excavation of the hill upon which The Lodge would be situated to create a ramp to the garage.

6. The plans and elevations approved as part of this application appear to show only a nominal increase in the height of the ridgeline (it is described in the application to include only extensions built off the original property and conversion of the roofspace).

7. In summary, it is considered from the officer's interpretation of the above:

- The survey plans and elevations of the original dwelling submitted with this application show a building of circa 5.4m/5.5m high. This is based on the detailed submissions of the applicant that verify the height from the best available sources. Whilst this is challenged by an objector, officers consider this to be more reliable and therefore have no choice but to use it as a basis for assessing proposed changes.
- The comparison between the proposed plans and approved plans shows only nominal differences in terms of the key dimensions of width and depth (i.e. 0.2 metres). The footprint, layout (over all floors), siting, position of ramp to basement are all comparable between the proposed plans and those approved under F/2014/0168.

- The proposal does include an increase in the height of the building and when measured at the central ridge line. This is shown as 5.9m and therefore an approximate increase in height of 0.5 m. Comparison between the drawings shows that this is mainly achieved by a proposed increase in the pitch of the roof.

Principle of Development:

8. The National Planning Policy Framework (NPPF) has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan 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.
9. The site is located outside the settlement limits and therefore development would only be acceptable if in accordance with Policy CP11 of the Core Strategy. CP11 of the Wokingham Borough Core Strategy states in relation to replacement dwellings that “development in countryside must not lead to inappropriate increases in the scale, form and footprint of the original building” (emphasis added). The Borough Design Guide SPD recommends that increases should generally be no more than 50% of the volume of the original building.
10. Policy CP3 of the Wokingham Borough Council Core Strategy states that; development must be appropriate in terms of its scale of activity, mass layout, built form, height, materials and character of the area in which it is located, and it must be of a high quality design without detriment to the amenities of adjoining land uses and occupiers.
11. In addition to the Development Plan policies above a significant material consideration is the extant planning permission ref F/2014/0168.

Impact on the Character of the Area:

Scale, height, footprint and volume

12. The proposed dwelling would result in an increase in volume of the dwelling over the original of circa 97.8% (above ground) from 396 cubic metres to 783.3 cubic metres. However, the proposed replacement dwelling would be only a nominal increase in volume when compared to that approved under F/2014/0168 and when accounting for the change in the form of the roof by the increase in the ridge height and as shown in the applicants submitted plans.
13. From an analysis of the plans outlined above the footprint is an increase over the original (of about 60% - 107m² original, 180m² proposed) but it is the same as approved under F/2014/0168.
14. There is a difference between the revised drawings height of the original dwelling and that calculated by an objector of approximately 0.9m, and as shown in the following summary table:

	Original	Proposed	Difference
Objector	4.5m	5.9m	1.3m

Revised drawings	5.4m/5.5 m	5.9m	0.4m/0.5m
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15. Whilst the true ridge height of the original building is contested, the primary concern is the impact of the height and massing of the proposed dwelling upon the character of the area. Based on the applicant's submission, and which as noted at paragraph 8 above is considered to be reliable, an increase in height of between approximately 0.4m -0.5m when compared to the original dwelling is not so significant that it would have a material impact on the character of the area and therefore have a harmful impact.
16. Otherwise the scale and massing of the proposed building represents an increase over the original but would be similar to that approved under, and considered acceptable, F/2014/0168.
17. The fact that F/2014/0168 was considered to not harm the character of the area is a material consideration. There are no other relevant material considerations to justify a change in this judgement. Whilst the original dwelling has been demolished, this alone would not justify why the similar scale, massing and height as approved in 2014 would not be acceptable under this application.
18. Therefore, subject to materials, design detailing, landscaping and hardstanding details (considered below), there is no sufficient material difference between these applications to make a decision contrary to such a judgement, and as such it would not be reasonable to refuse the application on this ground.

Materials and detailing

19. The original building was not listed but had an important historic local context and contribution to the character of the area. The proposal seeks to re-create parts of the original dwelling, sought to be retained under F/2014/0168, and continue its characteristic detailing throughout the build. The plans have been revised to identify much of the details within the original dwelling such as the plinth detail, string courses, window arches and detailing of the chimney stack. The application has been supplemented by a detailed coloured elevation which shows many of these details.
20. Material samples have been submitted, proposing the use of natural slate for the roof, and to mix the original brick (retained from demolition) with a matching brick for walls. The blue/grey brick used in the string course and detailing across the building is proposed to be a painted brick, and as per the original. These are considered to reflect the character of the area and are conditioned accordingly (Condition 3).

Landscaping, hardstanding and tree protection

21. The proposal would result in excavations towards a mature Beech tree, and which is subject to a TPO. Another Beech tree is located to the rear of the site. Both trees are important as they contribute to the verdant feel of the site and countryside character.
22. However the tree would be sufficiently far from the development and has a wide root area in appropriate substrate to not be adversely affected by the development. A condition for tree protection and retention of this tree has been attached (Condition

4).

23. The proposed landscaping would include a wall to the north eastern boundary and a 1.5 metre high railing and planting adjacent to the entrance. These are the same as approved under F/2014/0168 and would not harm the character of the area and as they are a typical treatment to the area.

24. The proposed landscaping plan demonstrates the way in which the existing and proposed landscaping would soften the impact of the proposed dwelling, including the planning of shrubs around the boundary to the north, west and east. A condition has been included for further details regarding the boundary treatment (Condition 3).

25. The proposed hard landscaping is limited in its coverage, proposed only for the ramp and parking spaces. To limit the impact of this upon the character of the area, and due to potential issues with drainage, a condition restricting permitted development rights for additional hardstanding has been imposed (Condition 7). A drainage condition has been imposed to ensure satisfactory run off given the nature of the site (Condition 5).

Permitted Development

26. Given that the volume increase is in part due to consented extensions achieved via permitted development rights, and that a new replacement dwelling would normally benefit from unrestricted permitted development rights for extensions (e.g. additional bulk and massing), it is considered appropriate to remove permitted development rights for extensions (Condition 6).

Residential Amenities:

27. The proposal would be located 23.0 metres from the closest neighbouring properties. Given this separation and the relatively low-scale of the proposed dwelling there would be no harmful overlooking, loss of light or overbearing impact to neighbouring dwellings.

Access and Movement:

28. The proposed development would include a parking space within the basement garage and two off road parking spaces in front of the dwelling. This is considered sufficient for a dwelling of this size. These spaces have been secured by way of condition to be retained for parking only (Conditions 8 and 9).

Biodiversity:

29. The site is located close to a badger sett. The council's ecologist has not raised an objection to the proposal. An ecological survey was conducted in December 2013 and is still relevant to this application. The survey found that the proposed development would result in no harm to a protected species, and the council's ecologist has raised no objections to the proposal.

Community Infrastructure Levy, Affordable Housing and SPA:

30. **Community Infrastructure Levy:** As the proposal is for the construction of a new

dwelling, it would be a CIL liable development. The CIL charge for new residential development is set at £365 per square metre for any net increase in residential floor space. An exemption could be applied for if the build fell within the requirements for a self-build dwelling.

31. Special Protection Area: The proposal does not meet the threshold for mitigation against the SPA as there would not be a net increase of dwellings. As such, a mitigation strategy or contribution to the Council's agreed mitigation strategy is not required.

CONCLUSION

This application is for a replacement dwelling which in the main is in same form and design as an extant permission for extension and partial demolition (F/2014/0168), a permission that cannot now be implemented. There is a difference in the height but this is not considered significant. The proposed plans of the existing and proposed dwelling have been revised and re-measured for the purposes of resolving issues with their accuracy and to demonstrate the nature of the proposed replacement building in greater detail. There are no significant material differences to warrant refusal of the scheme. The application is therefore recommended for approval.

CONTACT DETAILS

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