

Agenda Item 62.

Application Number	Expiry Date	Parish	Ward
222556	19/12/2022 – Agreed extension of time.	Wokingham CP	Norreys;

Applicant	Mr P Stelling
Site Address	304 London Road, Wokingham, RG40 1RD
Proposal	Full application for the proposed erection of 1no. two bedroom dwelling.
Type	Full planning application.
Officer	Tariq Bailey-Biggs
Reason for determination by committee	Listed by Councillor Rachel Burgess due to concerns relating to the impacts of the development on the character of the area, parking and highway safety.

FOR CONSIDERATION BY	Planning Committee on Wednesday, 14 December 2022
REPORT PREPARED BY	Operational Lead Development Management
RECOMMENDATION	APPROVAL subject to conditions and informatives

SUMMARY

The proposal involves erection of a detached, single-storey two-bedroom dwelling that would be situated on a backland area to the rear of 304 London Road and will utilise the existing access from London Road.

The principle of development is acceptable, and the scale, design and sitting of the proposals is appropriate in the context of the surrounding development. The impact upon highway access and parking provision is acceptable, the parking arrangement and access to the site is to the satisfaction of the Council's Highways Officer, subject to Conditions 7-10. There is no adverse harm to any neighbouring amenities subject to Conditions 6, 12 and 13.

The proposal is acceptable in all other aspects and complies with the development plan as a whole subject to the recommended conditions and legal agreement.

RELEVANT PLANNING HISTORY

05691	Construction of a garage and alterations and extensions	Unknown
39878	Replacement dwelling house	Approved 8 December 1993
FP/99/9038	Demolition of store room, single storey flat roof and smoker room	Approved 5 August 1999
171225	Dwelling annexe to the rear (CLE)	Approved 20 July 2017
171226	Use of two buildings to the	Refused 20 July 2017

182277	rear for a car sales and repair workshop (CLE)	Refused 8 February 2019
200013	Full application for the erection of 2no two storey dwellings and associated works following demolition of 1no existing outbuilding	Refused 5 March 2020

DEVELOPMENT INFORMATION	
CONSTRAINTS	<ul style="list-style-type: none"> • Major Development Location • Green Route (London Road) • Nitrate Vulnerable zone (surface Water: Emm Brook) • Flood Zone 1 • Thames Basin Heath Special Protection Area (5km zone) • Bat consultation zone • Heathrow Aerodrome wind turbine safeguarding zone • South East Water consultation zone • Classified road

CONSULTATION RESPONSES	
Internal	
<p>WBC Environmental Health - No objections, subject to a condition. WBC Drainage - No objections, subject to a condition. WBC Highways - No objections, subject to conditions. WBC Ecology - No objections, subject to a condition. WBC Trees and Landscape - No objections, subject to a condition.</p>	
External	
<p>Natural England - No objections, subject to the provision of Suitable Alternative Natural Greenspace (SANG) at Rocks Nest Wood and a monetary contribution for ongoing monitoring (SAMB).</p>	

REPRESENTATIONS	
Town/Parish Council	<p>The Wokingham Town Council P&T Committee has raised the following concern:</p> <ul style="list-style-type: none"> - Potential overdevelopment of the site.
Local Members:	<p>Councillor Rachel Burgess has raised the following concerns on behalf of residents:</p> <ul style="list-style-type: none"> - Impact on the character of the area. - Impact on parking and highway safety. - The proposal would conflict with local and national policies.

<p>Neighbours:</p>	<p>4 Letters of objection have been received from 62 Proctors Road, 8 Woodrow Drive, 6 Woodrow Drive and 4 Woodrow Drive on the following grounds:</p> <p>Principle of development and Character of the area</p> <ul style="list-style-type: none"> - Out of character. - Overdevelopment. - Haphazard relationship with existing development. - It is not possible to have a relationship to Proctors Road. - Inappropriate backland development, comprising an isolated, cramped and inconsistent development that does not reflect the rhythm of development with excessive built form and lack of soft landscaping and excessive dominance of car parking - Does not accord with NPPF, Policy CP3 of the Core Strategy or Policy TB06 of the MDD Local Plan - Increased use of driveway will change the character of the area - Layout and design appears to relate to the adjoining commercial yard rather than Proctors Road. <p><u>Officer comment:</u> This is discussed in the main body of the report.</p> <p>Parking, traffic and access</p> <ul style="list-style-type: none"> - Inadequate vehicular access, including for emergency vehicles. - Increase in traffic and safety implications. - Inadequate access aisle width resulting in vehicles waiting on London Road - No pedestrian access to proposed dwelling. - Parking at the front of 304 London Road will affect sightlines along the driveway - No plan showing turning circles for vehicles. - Access relies upon controlled electronic gates and would involve continued agreement with the landowner - Rear garden areas of neighbouring properties could become accessible to the public if control over access to any part of the plot edged red or blue is removed. - Increased vehicle highway movements to site due to Veterinary Practice adjacent to 304 London Road. - <u>No submitted Construction method statement.</u> - The submitted site plan does not show the industrial gates at the front of the application site. - The access width, length and configuration would seem inadequate for the level of activity.

Officer comment: Please refer to the 'Highway Access and Parking Provision" section of this report.

Neighbour amenity

- Increase in noise and light pollution.
- Light pollution and light spill, including from the proposed dwelling and increased vehicle movements.

Officer comment: The proposal does not involve any external lighting and would generate low traffic movements. The existing fencing and proposed hedgerow along the boundaries is likely to suitably offset any harm. There is no issue with light spill from the driveway upon neighbours across the site boundary as there are no immediately affected windows. As such, any unacceptable light pollution impacts would not arise as a result of the proposal.

- Loss of light to the ground floor side window at No.73 Proctors Road.
- Loss of light to the rear garden of the neighbouring annex.
- The submitted noise impact assessment is unsatisfactory.

Officer comment: Please refer to the 'Neighbouring Amenity" section of this report.

Other concerns:

- The submitted site plan does not show a recent extension to adjacent annexe.

Officer comment: The extension to the adjacent annexe and shed have been taken into account as part of the assessment.

- The application site cannot be considered 'vacant land' as this area provides amenity for the neighbouring annex.

Officer comment: The red line plan submitted with this application alongside google aerial imagery confirms that the site is vacant. Council records do not indicate that application site is formally utilised as amenity space

- The submitted application form, CIL form and planning statement contains information that is inconsistent, inaccurate and/or misleading.

	<ul style="list-style-type: none"> - Contamination issues. A contamination report should be provided. <p><u>Officer Comment:</u> Please refer to the ‘Contamination’ section of this report.</p> <ul style="list-style-type: none"> - Bin storage is too far removed from the dwellings, which is discriminatory to disabled and aged persons - Rodent and vermin issues from bin storage. <p><u>Officer comment:</u> The proposed bin store would be located in a clear location for easy accessibility by residents to encourage appropriate recycling. Residents are responsible for the upkeep and cleanliness of their bins and bin areas to prevent rodent and vermin issues.</p> <ul style="list-style-type: none"> - The submitted Site plan does not accurately reflect the rhythm plot frontages to Proctors Road <p><u>Officer comment:</u> The site plan provided is considered to be accurate.</p> <ul style="list-style-type: none"> - Drainage concerns - The application site is at medium risk of overland flooding and this will be exacerbated by increased hardstanding and building footprint. <p><u>Officer comment:</u> No objections are raised, as noted in comments in ‘Flooding and Drainage’ section of this report.</p> <ul style="list-style-type: none"> - Additional screening as referred in the supporting noise impact assessment has not been shown as part of the application. <p><u>Officer comment:</u> Please refer to the ‘Neighbouring Amenity’ section of this report.</p> <ul style="list-style-type: none"> - Inconsistent information supplied regarding ownership of the site. <p><u>Officer comment:</u> The applicant has signed certificate B on the application form and has served notice to Wokingham Borough Council.</p>
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PLANNING POLICY

**National Planning Policy Framework
National Design Guide
National Planning Practice Guidance**

Core Strategy (CS)

- CP1 – Sustainable Development
- CP2 – Inclusive Communities
- CP3 – General Principles for Development
- CP4 – Infrastructure Requirements
- CP6 – Managing Travel Demand
- CP7 – Biodiversity
- CP8 – Thames Basin Heaths Special Protection Area
- CP9 – Scale and Location of Development Proposals

MDD Local Plan (MDD)

- CC01 – Presumption in Favour of Sustainable Development
- CC03 – Green Infrastructure, Trees and Landscaping
- CC04 – Sustainable Design and Construction
- CC05 – Renewable Energy and Decentralised Energy Networks
- CC06 – Noise
- CC07 – Parking
- CC09 – Development and Flood Risk
- CC10 – Sustainable Drainage
- TB05 – Housing Mix
- TB06 – Development of Private Residential Gardens
- TB07 – Internal Space Standards

Other

- Borough Design Guide Supplementary Planning Document
- CIL Guidance + 123 List

PLANNING ISSUES

Site Description

1. The application site comprises of land on the northern side of London Road towards the eastern edge of Wokingham. It includes the frontage known as 304 London Road and includes backland rear gardens behind 302-306 London Road, amalgamated in recent years into the ownership of 304 London Road. The wider site area measures 1520sqm with the backland areas making up 995sqm. The surrounding area comprises a mixture of one and two storey dwellings. A veterinary clinic within an original dwelling house adjoins to the west. To the front of the site is a two-storey dwelling fronting London Road, with hard paved front garden and small rear garden. To the west of the application site are two small buildings – one occupied unlawfully as a car sales and repairs workshop and the other lawfully as a dwelling. The north side of the site backs onto proctors Road and adjoins two dwellings along this road.

Proposal

2. The proposal involves erection of a detached, single-storey two-bedroom dwelling that would be situated on a backland area to the rear of 304 London Road and will utilise the existing access from London Road.

3. The proposed dwelling would have dimensions of approximately 9.4 metres (width) x 13.8 metres (length) and would include no.2 bedrooms, a living room, bathroom and kitchen. The dwelling would have a hipped roof design and would have a maximum ridge height of approximately 5.7 metres.

Principle of Development

4. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. Policy CC01 of the Managing Development Deliver Local Plan states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
5. The site is located within the major development location of Wokingham within a defined settlement boundary and as such, the residential development would be acceptable providing that it complies with the principles stated in the Core Strategy. These include Policy CP3 of the Core Strategy, which states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

Sustainability of the location

6. Policies CP1, CP6 and CP9 of the Core Strategy permit development where it is based on sustainable credentials in terms of access to local facilities and services and the 9 promotion of sustainable transport and this is reinforced in Section 9 of the NPPF.
7. The site is located within the settlement limits within a major development location. It is well served by public transport with the 4/X4 bus stop serving Reading to Bracknell within 170m of the site. It is also within 1.3km of the Wokingham Town Centre and within walking distance of several schools, parks and other facilities and services. It therefore exhibits positive sustainability characteristics and is acceptable in terms of promoting alternatives to car use.

Development of a Residential Garden

8. Policy TB06 of the Managing Development Deliver Local Plan Local Plan seeks to avoid inappropriate development of residential gardens where there is harm to the local area. Permission would only be granted where there is a positive contribution to the built form and surrounding spaces, integration with the layout of the surrounding area, appropriate hard and soft landscaping, amenity space, building separation and compatibility with the general building height.
9. Principle R22 of the Borough Design Guide SPD also notes that backland development must not harm the existing character of the local area, relate positively to the existing layout and urban form, maintain the quality of environment for existing residents and create a satisfactory living environment.

10. Properties on the northern side of London Road historically enjoyed deep plots that were typical of its edge of settlement location but these were reduced with the onset of residential development to the north in Proctors Road and Woodrow Drive in the 1970s. However, there remains a clear predominant character of detached dwellings on deep plots with no evidence of backland residential development.
11. Due to backland location, the proposed dwelling would not be easily perceivable from London Road. The proposal would instead continue the building line, building separation and use of materials established along southern side of Proctors Road and would incorporate appropriate soft and hard landscaping features consistent with the surrounding locality. Although the height of the proposal would not conform to the two storey properties along Proctors Road, the dwelling would effectively be seated towards the far rear end of the cul-de-sac of Proctors Road and would generally mirror the sitting, orientation and height of no.2 Woodrow Drive which also seated towards the rear end of Proctors Road. Consequently, the proposed dwelling respect and continue the pattern of development that exists within this cul-de-sac of Proctors Road and the wider area. As such, the principle of backland development would be acceptable in this location.

Character of the Area

General form

12. 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. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.
13. Paragraph 130 of the NPPF also states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decisionmaker as a valid reason to object to development.
14. London Road is a busy, long, straight main road which provides a key route of entry to Wokingham Town. The character of the area is distinctly varied, with numerous properties of different types lining the road in a linear fashion, often being set back from the road with a mixture of trees and shrub located along their front boundaries which contributes to the area's suburban character. There are a mix of architectural features on properties on this part of the street; such as side gables, front feature gables, hips, half-hips etc. There is also an abundance of bungalows and two storey properties which have been altered in various ways over time.
15. The proposal dwelling would be of a traditional bungalow design constructed in red brickwork, plain tiles and white upvc windows. The dwelling would feature a hipped roof form which will respect existing local features and the proposed

materials pallet would be in keeping with the general vernacular of this area. The height, scale and footprint of the dwelling would be appropriate within the context of larger single and two storey dwellings along London Road, Proctors Road and the immediate vicinity. Consequently, the proposed dwelling would have an acceptable impact on the character of the area.

Housing Amenity

Internal amenity

16. Policy TB07 of the Managing Development Deliver Local Plan and R17 of the SPD, in accordance with the Technical housing standards – nationally described space standard, require minimum standards for bedrooms and unit sizes dependent upon the occupancy. The Borough Design Guide SPD also outlines minimum guidelines for living spaces. A minimum standard of 70m² applies for 2-bedroom, single storey dwelling. The proposed dwelling would provide approximately 87 square metres of accommodation.
17. Double bedrooms should have a minimum area of 11.5sqm, single bedrooms should have an area of 7.5sqm, living spaces a minimum area of 27sqm and there should be provision for storage. The proposed bedrooms meet the required minimum and the combined total of that in kitchen, living and dining room is satisfactory. Sufficient built-would also be available and the minimum floor to ceiling height would measure 2.3 metres for at least 75% of the Gross Internal Area. As such, the proposal would accord with local and national space standards, therefore, is acceptable in this regard.

External amenity

18. Policy TB07 of the Managing Development Deliver Local Plan and Principle R17 of the Borough Design Guide require adequate internal space to ensure the layout and size achieves good internal amenity. Principle R16 of the Borough Design Guide requires that rear gardens are at least 11 metres deep and 1 metre set back from the boundary to allow access thereto.
19. The proposed rear garden would measure approximately 8 metres when measured from the western, rear wall of the dwelling. Section 4 of the Borough Design Guide SPD provides guidance on the provision of some form of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. However, it is accepted that in areas with an urban character, more compact gardens may be appropriate to create a more urban development forms that relates to the local character.
20. It is considered that although the remaining amenity space would be below 11 metres, the garden area would measure 100m² which is acceptable for a dwelling of this size and would still be capable of accommodating activities such as sitting, playing, clothes drying and providing outside storage space, therefore, would not be detrimental to the enjoyment of the current and future occupiers

Neighbouring Amenity:

Overlooking:

21. Policy CP3 of the Core Strategy aims to protect neighbouring amenity. Principle R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms.
22. The proposed ground floor bathroom window on the west side elevation would largely overlook the common parking area and would also offer angled views towards the front facing room of the neighbouring annex. The submitted site plan indicates that a box hedge would be introduced along the west side boundary, however, the height of this hedgerow has not been shown to ensure sufficient screening would be provided. Nonetheless, as this new window would serve a non-habitable room, the Case Officer recommends that this window is conditioned to be obscure glazed and non-opening below 1.7 metres to minimise overlooking towards the neighbouring annex.
23. The remaining ground floor windows would be adequately screened by existing boundary fencing to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

24. Principle R16 of the Borough Design Guide SPD requires separation distances of 1.0m to the side boundary and 11m to the rear boundary. Principle R18 of the Borough Design Guide SPD requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable outlook, preferably dual aspect and no material impact on levels of daylight in the habitable rooms of adjoining properties.
25. The proposed dwelling would maintain a minimum separation distance of 1 metre from both side boundaries, however, the main rear wall would be positioned approximately 6 metres from the rear boundary. Despite this shortfall, the proposed dwelling would be limited to single storey only, with a modest ridge height of 5.7 metres and would not protrude beyond the rear elevation of the neighbouring annex or the front elevation of no.73 Proctors Road. Consequently, there would be no overbearing or sense of enclosure concerns to neighbouring properties.
26. With regards to loss of light concerns, the Borough Design Guide advises that the habitable windows of adjoining properties must not be obstructed by a 25-degree angle measured in elevation view. The proposed dwelling would infringe upon the 25 degree test in relation to the west side, lower ground floor window at no.73 Proctors Road which serves a habitable room. Despite this, the proposed dwelling would not raise any unreasonable loss of light concerns as dwelling is single storey in nature and the steep roof slopes would still allow this window to receive appropriate levels of sunlight/daylight that are similar to the existing situation, during certain periods of the day.
27. Overall, the proposed dwelling suitably located and of modest proportions not to pose any unreasonable concerns of loss of sunlight/daylight concerns to any neighbouring windows or rear amenity spaces.

Noise disturbance

28. Policy CC06 and Appendix 1 of the Managing Development Deliver Local Plan Local Plan requires that development protect noise sensitive receptors from noise impact.
29. The Council's Compliance Officer has reviewed the supporting Noise Impact Assessment (Peak Acoustics, Ref LG1506224NR, dated 20/7/2022) believes that report has been undertaken to the appropriate standard. The report specifies mitigation measures in the form of minimum glazing and ventilation, the Compliance Officer recommends that the works are carried out in full accordance with the mitigation measures contained in this report. This can be secured via planning condition.

Highway Access and Parking Provision:

30. Policy CP6 of Core Strategy states that planning permission will be granted for schemes that do not cause highway problems or lead to traffic related environmental problems.
31. The proposal will utilise the existing access along the eastern side of the dwelling onto London Road. Adequate visibility is afforded within the verge on London Road and no objections are raised on safety grounds. The access measures 37m in length with a minimum width of 2.8m. There are also gateposts at the site frontage which create an entrance width of 4.5m. This allows for one way access only, which is not opposed by the Council's Highways Officer given modest scale of development, low traffic flows and low likelihood for conflict. It is acknowledged that the proposal does not incorporate any pedestrian access, however, the frequency and speed of vehicles that enter and exit the site would be low and sufficient width would be available for vehicles and pedestrians to pass.

Car Parking:

32. Policy CC07 and Appendix 2 of the Managing Development Deliver Local Plan stipulates minimum off street parking standards. The Council's highways Officer has reviewed the submitted site plan and considers that the two off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. The Council's Highways Officer has requested that details of parking and turning space are provided. The site visit conducted by the Case Officer on 05/10/2022 found that the proposed front driveway area would need to be re-surfaced with a permeable and bonded material to facilitate the parking arrangement. This can be secured via planning conditions, so that no objections are raised on this ground.

Cycle Parking:

33. Policy CC07 and Appendix 2 of the Managing Development Deliver Local Plan stipulates minimum cycle parking standards and Principles P2 and P3 of the Borough Design Guide SPD ensure that it is conveniently located, secure and undercover and provided where it is compatible in the street scene. The WBC Highways Officer has requested that details of cycle storage are provided; this

can be secured via planning condition, so that no objections are raised on this ground.

Electric charging

34. Policy CC07 of the Managing Development Deliver Local Plan states that consideration should be given to the need to provide sufficient vehicle charging facilities for electric vehicles or provide for the easy adaptation of parking provision to enable charging points to be rolled out as and when demand rises. The WBC Highways Officer has requested that details of electric vehicle charging facilities are provided; this can be secured via planning condition, so that no objections are raised on this ground.

Construction Management

35. Given the traffic implications of accessing the site via London Road and because there are eight immediate neighbours, a demolition and construction method statement is necessary. This can be secured via planning condition to ensure orderly management of traffic and minimisation of amenity harm to neighbours.

Landscaping and Trees

36. Policy CC03 of the Managing Development Deliver Local Plan aims to protect green infrastructure networks, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character. Furthermore, R14 of the Borough Design Guide SPD requires well-designed hard and soft landscaping that complements housing.

37. The site is in the Wokingham settlement area and is on a designated Green Route. There are two large Oak trees to the front verge outside of the curtilage between No.306 and No.308 London Road, which along with others nearby to the east that directly contribute to the character of the Green Route. The Council's Tress and Landscape Officer has reviewed this application and has raised no objections to the proposed development and has requested that a Landscape Scheme is provided in the interests of visual amenity. This can be secured via planning condition.

Ecology:

38. The site is located in habitat which matches where bat roosts have previously been found in the borough and is surrounded by a habitat suitable for use by foraging and commuting bats including large, connected trees that border the southern side of London Road.

39. The Council's Ecology Officer has reviewed this application and believes that the existing habitats at the application site are of low ecological value and considers that the proposals are very unlikely to affect any priority habitats or protected species, there are therefore no objections to this application on ecological grounds. Nonetheless, in accordance with paragraph 180 of the NPPF 2021, which states that "opportunities to incorporate biodiversity in and around developments should be encouraged", the Ecology Officer recommends that

enhancements for wildlife are provided within the new development. This can be secured via planning condition.

Flooding and Drainage

40. Policy CC09 of the Managing Development Deliver Local Plan requires consideration of flood risk from historic flooding. The development is in Flood zone 1 and is at a medium risk from surface water flooding according to the EA mapping. The Council's Drainage Officer has raised no objection to the principle of the development, however, has requested details of the drainage system for the site to prevent increased flood risk from surface water run-off. This can be secured via planning condition.

Contamination

41. The area is not listed as potentially contaminated on Council's inventory but it has a clear unlawful history that includes the storage and repair of cars and due to the unlawful nature of these works, there is uncertainty with the types of activities that have occurred on the site and the degree of any contamination and required remediation remains unclear.

42. In any case, the neighbouring structures are outside the redline boundary of the development and the Construction Management Plan (required in Condition 6) and supporting Noise Impact Assessment (required in Condition 12) which detail how dust, dirt and noise will be controlled would minimise any potential nuisance to neighbouring properties.

Waste Storage

43. Policy CC04 of the Managing Development Deliver Local Plan requires adequate internal and external storage for the segregation of waste, recycling, green waste and composting and an appropriate area for ease of collection.

44. A bin store has been provided within the front garden area of the application site which is sufficiently sized for the likely generation of waste and recycling of a small dwelling and is appropriately located for ease of access for residents. It is acknowledged that the bin store would not be within 25 meters from an adopted highway, however, the bin store will only be transported to the front of the site near London Road on collection days. On this basis, it is acceptable.

Infrastructure:

Thames Basin Heath Special Protection Area:

45. Policy CP8 of the Core Strategy states that where there is a net increase in dwellings within 5km of the SPA, contributions to access management measures and monitoring in line with the Delivery Framework will be required.

46. This site is located approximately 3.8km (measured from the access road to the application site) from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures. This will be in the form of a monetary

contribution towards Suitable Alternative Natural Greenspace (SANG) in the Rocks Nest Wood SANG and ongoing monitoring. The application is recommended for approval subject to a S106 legal agreement to secure suitable avoidance and mitigation measures and access management monitoring arrangements.

CIL:

47. As the proposal is for net increase of dwelling, it would be a CIL liable development. The CIL charge for new residential development is set at £365 per square metre index linked.

Conclusion

48. The proposed development is appropriate in the context of the surrounding pattern of development considered acceptable on character, neighbouring amenity, highway, landscape, trees, ecology, flooding and drainage, contamination, waste Storage and Infrastructure grounds. Therefore, it is recommended that this application is approved subject to the above conditions as it accords with the National Planning Policy Framework and the Council's Development Plan policies.

The Public Sector Equality Duty (Equality Act 2010)

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

APPENDIX 1 - APPROVAL subject to the following:

A. A legal agreement securing a commuted sum of £2730.59 in lieu of Suitable Alternative Natural Greenspaces (SANGs) and Strategic Access Management and Monitoring (SAMM) contributions to offset the impact on the Thames Basin Heath Special Protection Area (SPA) as set out in WBC's Infrastructure Delivery Contributions Supplementary Planning Document (SPD). If the agreement is not submitted and agreed within 3 months of the date of this resolution, planning permission will be refused unless the Operational Manager for Development Management in consultation with the Chairman of the Planning Committee agree to a later date.

B: conditions and informatives:

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 numbered P03 C, P10 C, P11 C and P01 C received by the local planning authority on 19/08/2022 and 06/09/2022. 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. External materials

The materials to be used in the construction of the dwelling are to be as specified on the approved drawings and application form, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3

4. Landscaping Scheme to be provided

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other

operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

5. Details of the drainage system to be provided

No construction shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. 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: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal

6. Construction method statement to be provided

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

7. Electric Vehicle Charging Strategy to be provided

Prior to commencement of development, details for an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, installation of charging points and future proofing of the site unless otherwise agreed in writing by the Local Planning Authority.

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

8. Cycle parking to be provided

No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s)/details. The cycle parking/ storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

9. Parking and turning space to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

10. 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 5 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.

11. Biodiversity enhancements to be provided

Prior to the occupation of the development, details of biodiversity enhancements, to include one bird and one bat box, tile or brick integrated into the new building and native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens), 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 and 180 of the NPPF

12. Noise Impact Assessment

Prior to occupation of the proposed development the acoustic mitigation (namely glazing and ventilation) as specified in 'Noise Impact Assessment, Peak Acoustics, Ref LG1506224NR, dated 20/7/2022' shall be installed by a suitably qualified person. Details including specification of the installed glazing and ventilation systems shall be submitted to the Local Authority for approval prior to occupation of the dwelling. The noise mitigation measures shall be retained and maintained thereafter.

Reason: To protect residents internal amenity from external noise sources in line with CC06.

13. Obscure glazing

The ground floor bathroom window in the west 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

Informatives

1. Cil Liable Development

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/>

2. Pre-Commencement Condition

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.

3. 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.

4. 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.

5. 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.

APPENDIX 2 – Town/Parish Council Comments

The Wokingham Town Council P&T Committee – “The Committee had no specific objections however there were concerns about over development of the site.” Submitted on 05/10/2022.

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