

## **DRAFT DECISION NOTICE**



**WOKINGHAM  
BOROUGH COUNCIL**

**Expiry Date:** 19 January 2018

**Application Number:** 173442

**Parish:** Sonning

**Location:** South Lodge, Sonning Lane, Sonning, Wokingham, RG4 6ST

**Proposal:** Application to vary condition 2 of planning consent F/2014/1832 (140734) for the erection of two storey side, rear and front extension to dwelling, following demolition of existing conservatory. Condition 2 relates to approved details.

**Recommendation:** Approve

### **Varied and Additional Conditions and Reasons:**

#### **1. Timescale**

The development hereby permitted shall be begun before the expiration of three years from the date of 20/01/2016.

*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 plan and drawing numbered 01, received by the local planning authority on 12/08/2014 and plans and drawings numbered 01 and 02, received by the Local planning Authority on 24/11/2017. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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. See below**

#### **4. See below**

**5. No works to the roof or hanging tiles (or other works that could potentially affect a bat roost) hereby permitted shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to the council. Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change**

and / or the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the council prior to commencement of works.

*Reason: The house hosts a bat roost which will be affected by the proposals. This condition will ensure that bats, a material consideration, are not adversely impacted upon by the proposed development, and that the Council demonstrates that the council has fulfilled its duties under the Conservation (Natural Habitats &c.) Regulations 1994 (as amended).*

6. Prior to any development hereby approved commencing on site, details of protective fencing (in accordance with BS5837: 2012) around the root protection area of existing trees shall be submitted to and approved in writing by the Local Planning Authority. The tree protective fencing thereby approved shall be instated prior to any development commencing on site and retained for the duration of the construction phase of the development, unless otherwise first agreed in writing by the Local Planning Authority.

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

#### **Other Conditions and Reasons:**

1. See above

2. See above

3. External materials

The materials 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 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. Restriction of permitted development rights

Notwithstanding the provisions of Classes A, B, C, D, E, F and G of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

*Reason: To safeguard the character of the Countryside and neighbouring amenities. Relevant policy: Core Strategy policies CP1 and CP3 and CP11.*

5. See above

6. See above

### **Informatives**

1. The applicant should be aware that Natural England are very likely to want to see the results of updated bat surveys carried out over the summer months before determining a licence application and should factor this into their timescales for the project.

2. 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.

Recommendation and conditions/reasons agreed: 

Date: 17/1/2015



**DELEGATED OFFICER REPORT**

<b>Application Number:</b>	173442
<b>Site Address:</b>	South Lodge, Sonning Lane, Sonning, Wokingham, RG4 6ST
<b>Expiry Date:</b>	19 January 2018
<b>Proposal:</b> Application to vary condition 2 of planning consent F/2014/1832 (140734) for the erection of two storey side, rear and front extension to dwelling, following demolition of existing conservatory. Condition 2 relates to approved details.	

<b>PLANNING CONSTRAINTS/STATUS</b>
<ul style="list-style-type: none"> <li>• Designated Countryside</li> <li>• Building of traditional local character.</li> <li>• Bat roost.</li> <li>• TPO served.</li> </ul>

<b>PLANNING POLICY</b>	
<b>National Policy</b>	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
<b>Core Strategy (CS)</b>	CP1 – Sustainable development CP3 – General Principles for Development CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and location of development proposals CP11 – Proposals outside development limits (including Countryside).
<b>MDD Local Plan (MDD)</b>	CC01 – Presumption in Favour of Sustainable Development CC02 – Development limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and construction CC07 – Parking TB23 – Biodiversity and development TB26 – Buildings of Traditional Local Character and Areas of Special Character,
<b>Other</b>	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

<b>PLANNING HISTORY</b>		
<b>Application No.</b>	<b>Description</b>	<b>Decision &amp; Date</b>
25084	To storey side/rear extension to form ground floor shower room/utility room and lounge with	Approved – 04/03/1986

	bedroom, ensuite shower room and bathroom above.	
39602	Single storey extension to form conservatory	Approved 04/03/1986 –
43665	Change of use of grass verge to residential garden.	Withdrawn 24/01/2995 –
F/2000/1207	Proposed two storey rear extension to dwelling.	Approved 19/07/2000 –
F/2014/1832	Two storey side, rear and front extensions to dwelling following removal of existing conservatory.	Approved 20/01/2016 –

### CONSULTATION RESPONSES

WBC Biodiversity	No objection, subject to condition.
WBC Drainage	Not consulted.
WBC Environmental Health	Not consulted.
WBC Highways	Not consulted.
WBC Tree & Landscape	No objections.
Urban Design and Conservation Officer	No objections.

### REPRESENTATIONS

Parish/Town Council	No objection.
Ward Member(s)	No comments received.
Neighbours	One objection received, discussed in detail in main body of report.

### APPRAISAL

#### Site Description and proposal:

The application site contains a compact C19th lodge building which was once one of the entrance lodges to Holme Park (now Bluecoat School). The building is characterised by an abundance of Gables, attractive brick and hanging tiles. The building currently benefits from permission to construct significant extensions (F/2014/1832). The current application seeks to vary the approved details. The new plans demonstrate changes to fenestration.

#### Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan 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.

The site is located within the Countryside and the development should be acceptable providing it complies with the principles of the Core Strategy. Policy CP11 of the Core Strategy states that development will only be permitted where, in the case of residential extensions, it does not result in inappropriate increases in scale, form or footprint of the original building.

The principle of the development in the Countryside was established through application F/2014/1832 and the revised proposal demonstrates minimal changes compared with the existing permission.

**Character of the Area:**

To a great extent, the impact of the proposal on the character of the area was established through the previous permission. However, the impact of the proposed changes to that permission must be assessed carefully.

The only external changes to the revised proposal are minor amendments to the fenestration on the west elevation, the retention of the existing oriel windows on the east elevation (as opposed to the previously approved gable dormers) and the insertion of a new dormer window on the northern elevation.

WBC's Urban Design and Conservation Officer has stated that they have no objection to the revision of the plans. It is considered that the proposed amendments are minimal and the retention of the existing oriel windows in fact demonstrates an improvement over the existing design. For these reasons, the impact of the development on the character of the area would be acceptable.

**Neighbouring Amenity:**

*Overlooking:*

The potential overlooking impact of the development has been established through the permission granted. The only change to the development proposed which would affect its overlooking impacts is the insertion of one new dormer window on the north elevation. Neighbours to the north are sufficiently distanced as to not be affected by the additional window. In any case, views from the new window would be similar to that which is already approved on the north elevation. Views from all other amended fenestration would be substantially similar to that which would be present from already approved windows. One objection has been received from the occupant of Loudon House to the South, however it was determined through the previous application that no detrimental overlooking impact would occur to that neighbour.

*Loss of Light:*

The potential impact in terms of loss of light caused by the development has been established through the permission granted. The revised proposal will not affect the development in terms of its impact in terms of loss of light.

**Overbearing:**

The potential overbearing impacts caused by the development have been established through the permission granted. The revised proposal will not affect the development in terms of its overbearing impacts.

**Highway Access and Parking Provision:**

No issues in terms of highways or parking impacts were raised through the assessment of application F/2014/1832. The revised proposal does not result in an increase in the number of habitable rooms compared with the previous approval and therefore it is not considered that there would be any highways impacts over and above the approved scheme. The neighbouring objection received mentions the proximity of the development to local nurseries, schools and other institutions. Due to the minor residential nature of the development it is not considered that it would have a significant or detrimental impact on highway safety that would necessitate the imposition of a condition to control construction traffic at the site.

**Amenity Space:**

The amenity space at the site is large and would remain suited to many typical garden activities.

**Landscape and Trees:**

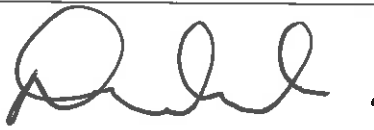
The Officers Report for application F/2014/1832 states that protected trees on site should be protected during construction and a condition to this effect is recommended. However, no such condition exists on the decision notice. As it has been clearly outlined in the original officer report that this was recommended it is clear that this is an error. This is further supported by the original consultation response from the Trees and Landscapes department. WBC's Trees and Landscapes Officer has raised no objections to the revised proposal, due to the fact that there is no change to the built form between the current proposal and the approved scheme. In light of the fact that the proposal sits within a TPO and it is clear that a tree protection condition should have been applied in the first instance, it is considered necessary to apply such a condition in the event of an approval of the current application. While it is noted that the applicant only has approximately one year left to implement the permission, due to the wording of the original consultation response from the Trees and Landscapes department, the condition would simply require the submission of a tree protection plan demonstrating the location of protective fencing to be implemented. For this reason it is not considered unreasonable or excessively onerous.

**Ecology:**

Application number F/2014/1832 was submitted along with Bat Emergence Surveys and a mitigation report from Warwick Reynolds Associates. Due to the age of the report and the fact that the nature of the development has changed, WBC's Ecologist has recommended a new condition which will require the applicant to submit a license from

Natural England and Submit a copy to the Council. This would be in place of the current condition which requires the works to be carried out in accordance with the mitigation strategy.

RECOMMENDATION	
Recommendation:	Approve
Case Officer:	Stefan Fludger
Date:	17/01/2018
Earliest date for decision:	28/12/2017

Recommendation agreed by: (Authorised Officer)	
Date:	17/1/2018