



DELEGATED OFFICER REPORT

Application Number:	190186
Site Address:	Sonning Dene, Pearson Road, Sonning, Wokingham, RG4 6UH
Expiry Date:	28 March 2019
Site Visit Date:	19 November 2018
Proposal: Householder application for the proposed erection of a single storey rear extension plus a single storey side extension to form porch with two rooflights, including changes to fenestration following removal of chimney and changes to roof. Additional copper standing to existing dormer re-pitching of roof over existing rear projection. Replacement of existing masonry wall to the front to include timber access gates.	

PLANNING CONSTRAINTS/STATUS

- Limited development location
- Bat consultation zone
- Great Crested Newt consultation zone
- Building of Traditional Local Character
- Conservation Area

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and location of development proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking TB23 – Biodiversity and development TB24 – Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas) TB26 – Buildings of Traditional Local Character and Areas of Special Character
Other	Borough Design Guide Supplementary Planning Document Sonning Parish Design Statement

PLANNING HISTORY		
Application No.	Description	Decision & Date
F/2014/1402	Two storey rear extension and side porch, new raised roof to rear	Withdrawn 10.11.2014
182889	Householder application for the proposed erection of single storey rear extension, covered entrance porch to side elevation, single storey detached annexe building to the side/rear with garage, replacement of existing high wall at front with high timber fence and access gates, continuation of the existing brick wall that forms the boundary treatment with the highway at the Eastern end of the site at a low level in place of the existing picket fence, internal/external alterations and changes to fenestration.	Refused 20.12.2018

CONSULTATION RESPONSES	
WBC Biodiversity	No objections
WBC Highways	No objections
WBC Tree & Landscape	No objections
WBC Conservation	No objections

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One letter of support received

APPRAISAL
<p>Proposal:</p> <p>The current proposal follows a previously refused planning application number 182889 where, in addition to a single storey rear and side extensions, it was proposed that a detached annexe building be erected. The current application no longer proposes such annexe to be erected.</p> <p>The proposed single storey rear extension would be 7.4 m long and 3.3 m deep with a mono pitched, mainly copper standing seam roof with a section of glazed roof along the host dwelling's rear elevation. The proposed extension would have pitch height of 2.9 m at its highest point.</p> <p>The proposed single storey side extension would comprise a porch protruding approximately 0.65 m beyond the existing eastern side elevation and an insertion of a</p>

section of a gable roof, forming part of the porch, into a presently mono pitch roof. The proposal would also see two roof lights in the existing side projection.

The scheme also proposes changes to fenestration in the rear elevation as well as additional copper standing to the rear projection.

Site Description:

The application site is located on the southern side of Pearson Road in Sonning Conservation Area. The building is not listed, but is in a prominent location and makes a positive contribution to the character of this part of the conservation area. Its historic and architectural interest is recognised in its local designation as a Building of Traditional Local Character. It has a total site area of approximately 6,100 m² with a frontage of 45m and plot depth of 110m. On the site is a two storey timber framed building with clay tiled gabled roof. The building is separated from the Pearson Road by a strip of lawn and a picket fence. Further to the west there is an off-street parking area with a wall providing the application site with a separation structure vis-à-vis highway. Surrounding development comprises a mix of old-character two and three storey detached and terrace properties, which further enhance the character and appearance of this conservation area.

This application relates to a 2 storey timber framed building, with clay tiled gabled roof. The house has had a complex history – the earliest sections appear to be the three timber framed bays to the east end of its long rectangular plan. The frame sections are substantial, with stopped chamfer ceiling girders indicating it was a C 16th or C 17th building of some considerable status.

It was altered during the C 18th with a narrow, rear 2 storey addition, which also provides the existing access to the cellar. Further alterations and additions were made during the C 19th / C 20th, including the addition of the rear 2 storey gables. The applied timber framing to the front elevation is likely to have been an early C 20th addition but which may mask true C 16th or C 17th timber framing behind.

The building is not listed, but is in a prominent location and makes a positive contribution to the character and appearance of this part of the conservation area. Its historic and architectural interest is recognised in its local designation as a Building of Traditional Local Character.

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.

Policy CC01 of the MDD 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. Core strategy policy CP3 provides general guidance for all developments, with the primary remit 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.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development must ensure the preservation of any nearby listed building, including its setting, Paragraph 131-135 of the NPPF requires consideration of the harm to the significance of a designated heritage asset and Policy TB24 of the MDD Local Plan requires the conservation and enhancement of Listed Buildings, Historic Parks and Gardens, Ancient Monuments and Conservation Areas, including their views and setting.

Policy TB26 of the MDD Local Plan allows development to Buildings of Traditional Local Character, Areas of Special Character and Areas of Special Landscape Importance where it will retain and enhance the traditional, historical, local and special character of the building or area and its setting.

The site is located within settlement limits within a limited development location of Sonning within Sonning Conservation Area. Therefore, any form of development will be acceptable if it is in accordance with the principles stated in Core Strategy and Local Development Plan and subject to the proposal's impact on historic character of the conservation area and amenity of the neighbouring properties.

Character of the Area:

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. Policy R1 of the BDG requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area. This is reinforced in other Principles in the BDG, including:

- Principle R2 requires development to respond to context, including incorporating existing features, taking advantage of landform and orientation, relating to neighbours and minimising amenity, iconological and drainage impacts
- Principle R7 requires a consistent building line relative to existing buildings
- Principle R9 limits height in relation to the prevailing heights in the immediate area
- Principle R11 requires a coherent street character, including in terms of scale, rhythm, proportion and height

The proposed rear extension would be single storey only. Whilst it is noted that the part single storey rear element would have a flat roof, this element would not be readily visible from the street scene and would be appropriate given the surrounding context. In any event, the proposed extension would be screened off by the existing brick fence and by the proposed side porch extension. Therefore, it is considered that the rear extension would not significantly affect the character of the area.

The proposed side porch extension would have a pitch height of approximately 3.4 m,

which would be 2.5 m long. It would be set approximately 0.6 m below the pitch of the existing roof, thus addressing the concerns raised by WBC Conservation Officer in the previous application. Due to the limited depth of the proposed porch, it is considered that the development would appear as a modest addition. The porch would have a deeper mono-pitched roof and would respect the architectural style of the host dwelling.

The proposed replacement of the existing masonry wall to the rear of the parking area with a brick wall incorporating timber access gates would be acceptable in views of the WBC Conservation Officer. Should the approval be granted, it is recommended that detailed design be secured by way of a condition. The proposed changes to fenestration together with additional copper standing over the existing rear elevation projection would not be visible from the street scene, thus they would not have a considerable impact on the character of the area. The proposed removal of the chimney from the rear elevation would not have a significant impact on the street scene to warrant a refusal.

Therefore, it is considered that the proposal would be in keeping with the character and appearance of the area, in accordance with Policies CP1 and CP3 of the adopted Wokingham Borough Core Strategy, and the Borough Design Guide (Supplementary Planning Document).

Neighbouring Amenity:

Policy CP3 of the Core Strategy aims to protect neighbouring amenity and Principle R23 of the Borough Design Guide SPD requires that extensions relate to neighbouring properties.

Overlooking

Given that separation distance requirements are met and the proposed side porch windows are on ground level only and face the existing garage, it is considered that the proposal would not result in an unacceptable impact on neighbouring properties in terms of overlooking.

Sunlight and Daylight

By virtue of its setting and scale, it is considered that the proposed ground floor extension would not have an appreciable level on sunlight to the site's neighbouring properties.

Overbearing and Sense of Enclosure

Both Sarik House and Greendown are set well further back from the street line and away from the application site dwelling. For these reasons and by virtue of its setting and scale, it is considered that the proposal would not have result in an overbearing impact on its neighbouring properties.

Highway Access and Parking Provision:

It is proposed to provide additional parking to the rear of the dwelling and, to facilitate this, new vehicular access gates are proposed. The WBC Highways Officer commented that these have been set back 5m from the carriageway edge and would enable a vehicle to pull clear of the carriageway whilst being opened. A turning area has been indicated within the proposed parking area and this would enable vehicles to enter and leave the site in forward gear. Subject to a condition requiring specific gate set back, the Highways Officer raised no objections.

Landscape and Trees:

The WBC Landscape Officer noted that little information was provided in terms of the construction and finishing of the brick wall and that no detail was provided regarding the style/design of the gates. As discussed above, further details could be conditioned should the approval be granted.

The WBC Landscape Officer has no objection to the removal of shrubs within the rear garden. However, given that at least one of shrubs can be seen from the street, it will need to be re-provided to maintain the layering of landscape features visible from the street, a feature which is typical of the landscape character of this Conservation Area. Given that no finished levels details were submitted with this application, it is recommended that a condition is imposed to ensure that the levels in the internal parking area are not such so as to make car rooftops visible from the road.

Ecology:

The site is located within habitat that matches that where bat roosts have previously been found in the borough. Moreover, there are records of bats roosting and GCN within 250m of the site, and one record in the garden pond at the application site.

A Preliminary Ecological Appraisal letter report (AAE Environmental Consultants, September 2018) was provided and it is considered that the letter report has been undertaken to an appropriate standard and is discussed below.

The application site comprises the main dwelling, a detached garage and an area of the rear garden immediate to the house. The report states that the remaining garden will be retained and protected.

Bats

The report states that no features potentially suitable for use by roosting bats or evidence of bats were found in the main property and garage. The report states that a willow tree on site has been assessed as having “negligible” potential to support roosting bats. As such, the report concludes that the works are unlikely to affect bats and further surveys will not be required.

Great Crested newts (GCN)

There is a record of GCN inhabiting the pond on site. The report states that the garden offers suitable terrestrial habitat for GCN, however, the area adjacent to the property, which comprises paving slabs (a patio) and mown amenity grassland, offers poor terrestrial habitat. The new rear extension would be erected on the patio.

The report states that the area to be affected by the works is of low ecological value, however, the presence of GCN in the pond of the property has been confirmed. As such, the works should be carried out adopting Reasonable Avoidance Measures (RAMs). The letter report provides a Method Statement for the works, and this should be secured via a planning condition to ensure that GCN are not harmed or killed during the works.

Community Infrastructure Levy

The application is not liable for CIL payments because it comprises less than 100m² in floor area.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approve
Date:	21 March 2019
Earliest date for decision:	28 February 2019

Recommendation agreed by: (Authorised Officer)	
Date:	21/03/19