

Original Report:

OFFICER REPORT

Application Number: F/2014/1832

Site: South Lodge, Sonning Lane, Sonning, RG4 6ST

Expiry Date: 19/09/2014

Proposal: Two storey side, rear and front extensions to dwelling following removal of existing conservatory.

Property Description: Two storey detached dwelling

Planning History: F/2000/1207 – Two storey rear extension to dwelling. Approved: 19/07/2000, but not built.

Planning Constraints:

Countryside
Tree Preservation Order

Relevant Policies:

National Policy
Adopted Core Strategy DPO 2010

NPPF National Planning Policy Framework
CP1 Sustainable Development
CP11 Proposals outside Development Limits (including countryside)

Adopted Management Development Delivery
Local Plan 2014

CC01 Presumption in Favour of Sustainable Development
CC03 Green Infrastructure, Trees and Landscaping
CC04 Sustainable Design and Construction
BDG Borough Design Guide SPD

Supplementary Planning Documents

Consultee Comments:

WBC Building Control:
WBC Landscape and Trees:
WBC Ecological Officer:
Local Residents :

No comment received
No comments received
Recommends conditional approval
Objection received from the residents of Loudon House, Sonning Lane and objection Received from The Sonning & Sonning Eye Society
Recommends the application be refused
No comments received

Sonning Parish Council:
Local Councillor:

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APPRAISAL:

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 Borough Design Guide sets out general design principles for residential alterations and extensions. Alterations and extensions in accordance with Policy R23 should; be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbourhood properties.

Description of Development:

The application proposes the erection of two storey front, side and rear extensions to the existing two storey dwelling after the proposed demolition of the existing conservatory on the southern side of the building.

The proposed ground floor side extensions would include a family room which would form an extension of the kitchen on the southern side of the existing dwelling and would replace the conservatory and would extend 4,2metres from the outer kitchen wall. It would extent 1,2metres beyond the side building line established by the conservatory. The extension of the existing living room on the northern side to create a new drawing room and dining room would extend 3,5metres and 2metres respectively from the existing outer wall of the drawing room and dining room, which means it would extend 1,8metres beyond the current side building line established by the existing alcove in the living room. Both proposed side extensions would project slightly ahead of the current rear building line. The proposed front extension would accommodate a new study which would project 2,5metres in front of the existing front building line and would measure 4,5metres in width.

The proposed first floor side extensions would include proposed bedroom 2 over the proposed family room, proposed bedroom 1 with en-suite bathroom over the proposed northern side extension and proposed bedroom 4 over the proposed study to the front. Internal alterations would be carried out as part of the property's refurbishment.

The proposed extensions would result in changes being made to all four elevations due to the repositioning of doors and windows and the existing roof shape would also undergo significant change, particularly at the front and rear elevations. The extensions would follow the form of the existing dwelling with steeply pitched roofing.

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Objections Received:

Objections were received from the residents of Loudon House a neighbouring property, The Sonning & Sonning Eye Society and the Sonning Parish Council. The concerns and observations raised are set out briefly below:-

- The proposed development is significantly larger than the neighbouring properties;
- The proposed two storey construction to replace the conservatory would overlook Loudon House resulting in loss of privacy, and loss of light to this property.
- The property was one of two lodges to the entrance to Holme Park. With further extensions it will lose its character.
- The extensions are not subservient to the existing building.
- The existing property is a distinctive landmark in Sonning Lane together with North Lodge and the proposal fails to acknowledge this importance.
- The proposal will remove the existing character of South lodge and is overbearing and makes no attempt to be subservient to the existing dwelling.
- The rear elevation fronts onto Sonning Lane and the oriel windows are unique to this area and will be lost under the proposals.
- The proposal is not of an appropriate scale or height and is contrary to CP1(1), CP3(a and f) and CP11(4).

Impact on Character of Area:

The application site, which is approximately 0,2hectares in extent, is situated in the countryside and forms part of a cluster of four dwellings in an area which has been described as the Sonning residential settlement area. The site accommodates a three bedroom, two storey cottage with elaborate brick and tile hanging detail along with character windows. To the west of the dwelling is an area of land which is fenced and covered with existing trees and is the subject of a Tree Preservation Order.

In addition to the application site, three other properties gain access off an unnamed road which is narrow and unmade. All the dwellings along this road are two storey dwellings of various design and of a size in keeping with South Lodge. In close proximity to the west is 'Sonning Meadows' which is a residential area and to the east of the site is the Reading Cricket and Hockey Club.

Core Strategy Policy CP 11 states *inter alia* that in order to maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where in the case of residential extensions, they do not result in inappropriate increases in the scale, form or footprint of the original building.

The ground floor extension would amount to an increase in the footprint of approximately 40m² and the first floor extension would amount to an increase in area of approximately 55m². This discrepancy takes into account the area of the conservatory which forms part of the existing footprint.

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The total area of the existing dwelling, including conservatory is approximately 240m². The proposed extensions would amount to an increase of floor area of approximately 30%, but an increase in the footprint of approximately 20%. The proposed increase is not considered excessive and therefore not an inappropriate increase in the footprint of the original building.

The dwelling would undergo an increase in scale, but the proposed development would be largely contained at first floor level and any possible impact reduced by the fact the extensions are proposed at both ends of the dwelling rather than a massing at one end. This retains the current form of the dwelling and by extending both ends of the dwelling maintains its central position on the site.

The Borough Design Guide SPD indicates that front extensions should generally be no more than 1 storey in height although it states that the overriding consideration in all cases will be the impact on the street scene and local character. The front extension, comprising a proposed study with bedroom 4 above, looks onto the property's front private amenity space. There would be oblique views of it from the unnamed lane which provides access to three other properties. Its impact on the local street scene and the redesigned roofing on the front elevation reflects components of the existing roof and whilst intricate in appearance, would not have a significant impact on the unnamed lane.

The proposed treatment of the rear elevation and in particular the two gabled roof extensions at each end of the dwelling, establishes the 'steep pitched' character of the roof design which is reflected in the front elevation. The rear elevation shows the three existing upstairs windows as dormer windows which gives a strong sense of uniformity and a symmetrical feel to this elevation. This is important because this elevation is visible from Sonning Lane and retains the existing symmetry on this elevation as viewed from the road. The seamless extension of the roof line over both side extensions reinforces this symmetry. To have created a subservient roof line over the extensions, as suggested by the objectors, would have lessened uniformity and the clean lines of the extensions and would have looked contrived.

It is acknowledged that objection has been raised to the loss of the oriel windows. Given that the application is neither listed nor located within the conservation, it is considered onerous to request that this feature be replicated. The detailing of the proposed windows are considered to be attractive and appropriate and takes sufficient design queues from the property's existing appearance.

Contrary to the objections raised, the proposals will not prejudice this property's status as a landmark building, particularly because the distinctive chimneys and detailing will be retained/ replicated. A condition will be applied to the decision notice to ensure that the materials used in the proposed extensions will match those existing. Subsequently there will be no adverse impacts upon the character of the area.

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Notwithstanding the concern raised about the scale and height of the proposed development the Council considers that the proposal, in terms of design and appearance would not significantly impact upon the character of the application site or the local neighbourhood and is therefore

acceptable and in accordance with Core Strategy Policies CP11 and CP3 and the Borough Design Guide.

Impact on Neighbours:

Privacy/Overlooking, Loss of Light and Overbearing:

There is only one property likely to be affected by the proposed extensions and that is Loudon House which is situated, (at its closest point) approximately 20metres to the south-east of South Lodge. This property is surrounded by a high hedge. Concerns raised by the residents include loss of privacy and loss of light.

There is an existing window at first floor level (above the conservatory) which currently provides views over the Loudon House property. The proposed side extension nearer Loudon House shows an additional proposed window facing Loudon House. The proposed extension would have little additional impact on privacy/overlooking because of the current existence of a window at first floor level. The current levels of privacy enjoyed by the residents of Loudon House would remain.

Due to the distance between the two properties and the fact that South Lodge lies to the north of Loudon House, The Council is satisfied that the proposed development would not lead to a reduction in the level of daylight currently enjoyed by the occupiers of Loudon House. In addition, due to the separation distance between the two properties, there would be no increase in overbearing when compared to the existing arrangement.

Impact on Amenity Space:

The property has an area of 2000m² and therefore the proposed two storey side, rear and front extensions would have no significant impact on the property's amenity space which would meet the requirements of the Borough Design Guide SPD.

WBC Trees and Landscape:

The Trees and Landscape officer advised the site is subject to a TPO and in the countryside. The property can be seen from public locations and is mostly screened by mature trees and shrubs which are to remain. The protected trees in the site must be protected during construction and a condition to this effect is recommended.

Community Infrastructure Levy (CIL):

Although the proposed development would add an external floor space of approximately 110m² which is above the 100m² threshold on which CIL payments are liable, the applicant has applied for CIL exemption.

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CONCLUSION:

Core Policies CP3 and CP11 makes it clear that planning permission will be granted for proposals that are inter alia of appropriate scale of activity, mass, built form, height and materials without detriment to the amenities of the adjoining land users. Similarly, in terms of the Borough Design Guide SPD, primary considerations are; impact upon neighbours, street scene and local character. Alterations and extensions must relate well to neighbouring properties.

The design and general appearance of the proposed side, front and rear extensions would form a natural extension of the existing dwelling. It will be of appropriate scale and height and the materials to be used will match those of the existing dwelling.

Although the proposals are being undertaken in the countryside, they accord with Core Strategy Policies CP1, CP3 and CP11 and the advice contained within the Borough Design Guide. It is therefore recommended that the application is approved.

Recommendation: Approval

Date:

Case Officer: Brett Beswetherick

Recommendation agreed by:

Position: Team Leader – Development Management

Date:

Original DN

WOKINGHAM BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACTS

Mr Paul Gold
c/o The Edwards Irish Partnership LLP
Mr Paul Edwards
Suite 8, Market House
Market Place
Wokingham
RG40 1AP

Application Number: **F/2014/1832** 140734

Parish: Sonning

Location: South Lodge, Sonning Lane, Sonning, Reading, RG4 6ST.

Proposal: Proposed erection of two storey side, rear and front extensions to dwelling, following removal of existing conservatory.

Wokingham Borough Council, in pursuance of its powers under the above Acts and Regulations, hereby **Grants Permission** for the above development to be carried out in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

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 01; 05 and 06 received by the local planning authority on 12/08/2014. 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. 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.*

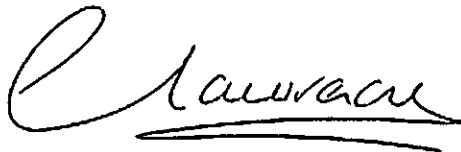
4. Restriction of permitted development rights

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. The method statement of construction and phasing detailed in the submitted Bat Emergence Surveys report, Section 8 and Drawing 2193/O1A, (Warwick Reynolds Associates, November 2015) shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority. A report demonstrating the implementation shall be submitted to the local planning authority on completion of the compensation measures.

Signed



Clare Lawrence
Head of Development Management & Regulatory Services
Date: 20/1/2016

Further Information

Should you require further guidance or information on the conditions and/or reasons set out in this decision notice please contact the Planning Case Officer, Brett Beswetherick on telephone number: 0118 974 6449 or by email at: brett.beswetherick@wokingham.gov.uk

An officer report on the application and the decision will be available to view online at www.wokingham.gov.uk within a few days of the date of the decision, or otherwise can be viewed in the council offices at Shute End, Wokingham.

The Town & Country Planning (Development Management Procedure) 2015 Article 35 – This decision has been made in accordance with the requirement to work with the applicant in a positive and proactive manner.

DISCHARGE OF CONDITIONS – This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the Planning Portal web-site at:

http://www.planningportal.gov.uk/uploads/appPDF/X0360Form027_england_en.pdf

Alternatively a paper version of the form can be requested by phoning Wokingham Borough Council on 0118 974 6000.

APPEALS – If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government.

The Planning Inspectorate has an online appeals service: <https://acp.planninginspectorate.gov.uk> which contains information and guides on the appeal process. The Inspectorate will publish details of your appeal on the internet which may include a copy of the application form and associated documents and the completed appeal documents. Please ensure that you only provide information, including personal details, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure that you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal through the above address. Alternatively, you can obtain a form from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN Tel: 0303 444 5000**

If you want to appeal, you must use the correct appeal form from the following list: Planning, Householder, Minor Commercial, Listed Building Consent or Certificate of Lawful Use or Development. The time limits for appeals vary according to the type of application submitted. The period after the date of the Borough Council's decision in which an appeal must be received by the Planning Inspectorate is as follows:

- **8 weeks** in the case of a refusal of 'advertisement consent'
- **12 weeks** in the case of a refusal of a 'householder' application:
 - Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
 - Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application
- **12 weeks** in the case of a refusal of a 'minor commercial' application:
 - Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.
- **6 months** in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.
- **6 months** in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.
- Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

NEW DWELLINGS – If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 12 weeks before the commencement on site, to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk.

ACCESS TO PRIVATELY OWNED LAND - The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

BUILDING REGULATIONS - If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

FIRE REGULATIONS - In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following: -

i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,

ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

WASTE MANAGEMENT REGULATIONS - In accordance with the Site Waste Management Plans Regulations 2008, where the estimated cost of construction exceeds £300,000, the main contractor or their agent must prepare and maintain a site waste management plan. Further information can be found in the document entitled

'Non – statutory guidance for site waste management plans'

(Defra - April 2008) which can be downloaded from the Defra web site at: <http://www.defra.gov.uk/environment/waste/topics/construction/pdf/swmp-guidance.pdf>

PURCHASE NOTICES - If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.